



Ryder Way

Flitwick,
Bedfordshire, MK45 1GN

Guide Price **£400,000**

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Guide Price: £400,000 - £425,000. Freshly decorated with a neutral scheme, this modern detached home is set on a popular development towards the town outskirts, yet within just 1.2 miles of the mainline rail station and further amenities at its heart. The accommodation features an 18ft bay fronted living room with open access to dining room having French doors to rear. The fitted kitchen includes a range of integrated appliances (as stated) and there is also a guest cloakroom/WC. There are three bedrooms to the first floor, the principal with fitted wardrobes and en-suite shower room, plus a family bathroom. Enjoying a south-westerly aspect, the rear garden is mainly laid to lawn with a patio seating area, whilst off road parking is provided via the adjacent driveway. The property further benefits from solar panels. EPC Rating: B.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert. Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Wood effect flooring. Open access to kitchen. Door to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: WC with concealed cistern and pedestal wash hand basin with mixer tap. Tiled splashbacks. Radiator. Wood effect flooring.

LIVING ROOM

Double glazed bay window to front aspect. Two radiators. Wood effect flooring. Open access to:

DINING AREA

Double glazed French doors to rear aspect. Radiator. Wood effect flooring. Open access to:

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in electric oven and gas hob with extractor over. Integrated dishwasher and fridge/freezer. Space for washing machine. Tiled floor. Recessed spotlighting to ceiling. Part double glazed door to side aspect.

FIRST FLOOR

LANDING

Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Two double glazed windows to front aspect. Radiator. Fitted wardrobes. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Walk-in shower, WC with concealed cistern and wall mounted wash hand basin with mixer tap. Tiled splashbacks. Heated towel rail. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to rear aspect. Radiator.



BEDROOM 3

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Three piece suite comprising: Bath with mixer tap and shower over, WC with concealed cistern and wall mounted wash hand basin with mixer tap. Tiled splashbacks. Heated towel rail. Recessed spotlighting to ceiling. Tiled floor.

OUTSIDE

FRONT GARDEN

Paved pathway leading to front entrance door. Shrub borders.

REAR GARDEN

South-westerly aspect. Paved patio area leading to lawn. Shrub beds. Enclosed by timber fencing and brick walling. Gated side access.

OFF ROAD PARKING

Driveway to side providing off road parking.

Current Council Tax Band: D.

Estate/Management Charge: TBC.

A one-off payment to the Management Company of approx. £730 (TBC) will be required upon completion of purchase, to include a Certificate of Compliance.

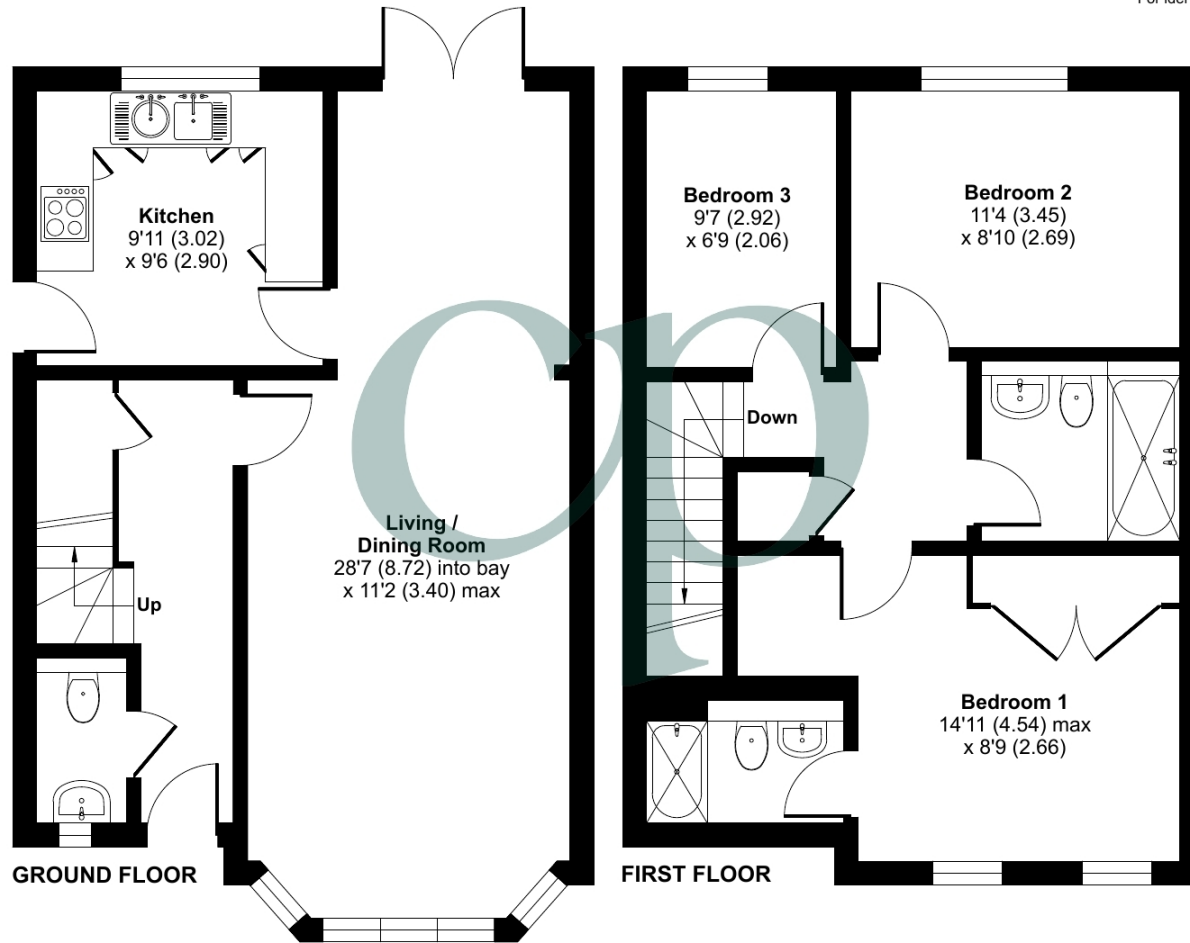
DRAFT DETAILS

Awaiting approval.



Approximate Area = 979 sq ft / 90.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1104041

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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