



# Gravel Pit Road

Flitwick,  
Bedfordshire, MK45 1JX  
£475,000

country  
properties

This chain-free semi detached chalet style home offers a versatile layout with a double bedroom and shower room on the ground floor, making it an excellent choice for multi-generational living.

The entrance hall incorporates a useful study area, ideal for those who work from home, and the inviting living room with feature fireplace leads through French doors to a delightful conservatory, providing a wonderful place to relax and enjoy views of the attractive rear garden. Upstairs you will find two good-sized bedrooms (each with fitted wardrobes) plus a further shower room. There is a block paved driveway to the front of the property, whilst the attached garage with electric door provides additional parking or storage options. The town centre amenities, including mainline rail station, are within 0.6 miles. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE HALL/STUDY AREA

Accessed via front entrance door with opaque double glazed inserts. Double glazed window to front aspect. Radiator. Floor tiling. Cupboard housing electric meter. Stairs to first floor landing with built-in storage cupboard beneath. Open access to kitchen/breakfast room. Doors to bedroom 3, shower room and to:

### LIVING ROOM

Double glazed French doors and windows to rear aspect. Feature fireplace surround housing gas coal effect fire. Radiator.

### CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Floor tiling with underfloor heating.

### KITCHEN/BREAKFAST ROOM

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, and gas hob with extractor over. Breakfast bar area. Tiled splashbacks. Built-in double electric oven. Space for washing machine. Radiator. Floor tiling. Recessed spotlighting to ceiling. Open access to:

### DINING ROOM

Double glazed doors and windows to both front and rear aspects. Skylight. Radiator. Wood effect flooring. Space for American style fridge/freezer. Opaque double glazed door to garage.

### BEDROOM 3

Double glazed window to front aspect. Radiator. A range of fitted furniture including wardrobes, overhead storage units, bedside units and display shelving. Two storage cupboards.



## SHOWER ROOM (1)

Opaque double glazed internal window. Four piece suite comprising: Shower cubicle with shower unit, close coupled WC, bidet and wash hand basin. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

## FIRST FLOOR

### LANDING

Doors to two bedrooms and shower room.

### BEDROOM 1

Double glazed window to rear aspect. Radiator. Fitted wardrobes.

### BEDROOM 2

Double glazed window to rear aspect. Radiator. Fitted wardrobes.

## SHOWER ROOM (2)

Three piece suite comprising: Shower cubicle with electric shower unit, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Extractor fan. Eaves storage.

## OUTSIDE

### REAR GARDEN

A paved patio seating area with circular feature leads to lawn and raised decked area. Mature shrub beds. Outside power point and cold water tap. Enclosed by timber fencing.

## GARAGE

Electrically operated up and over door. Double glazed window to rear aspect. Wall mounted cupboards. Floor tiling.

## OFF ROAD PARKING

Block paved driveway providing off road parking for up to three vehicles. Area laid to decorative slate chippings with inset shrub.

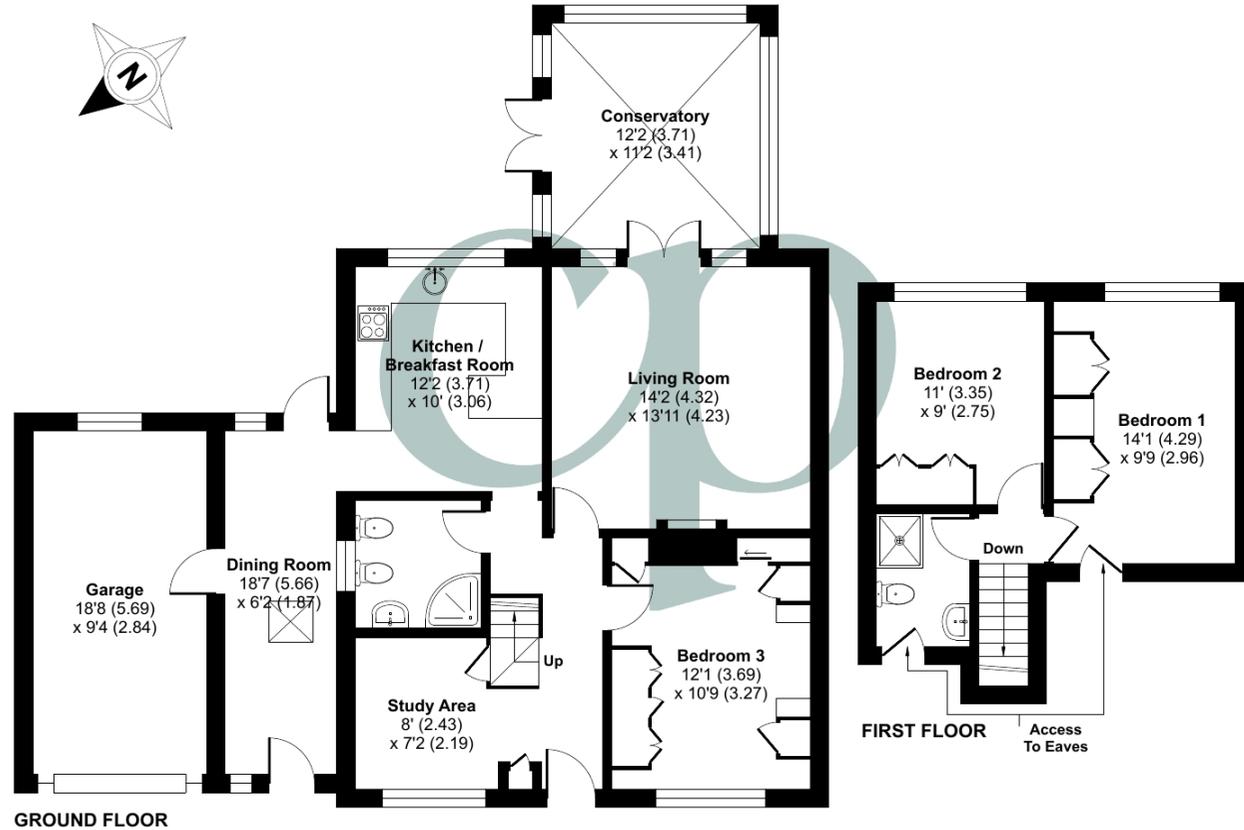
Current Council Tax Band: D.

NB. The loft conversion was carried out prior to the current ownership (no documentation is available).



Approximate Area = 1281 sq ft / 119 sq m  
 Garage = 173 sq ft / 16 sq m  
 Total = 1454 sq ft / 135 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	73
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Country Properties. REF: 1381116

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## Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

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