



# Beaumont Road

Flitwick,  
Bedfordshire, MK45 1AL  
£475,000

country  
properties

Handy for local amenities, this chain-free detached home is just 0.3 miles from the town centre and mainline rail station, perfectly combining convenience with comfortable family living. The heart of the home is a generous 20ft living/dining room - an inviting space for relaxation, entertaining and family gatherings. The fitted kitchen/breakfast room is thoughtfully designed with a range of integrated appliances (as stated), there is also a separate study which provides an ideal space for those who work from home, and a cloakroom/WC. Upstairs are three well proportioned bedrooms, the principal with en-suite shower room, plus a modern family bathroom. Externally, the property benefits from an enclosed rear garden, whilst the block paved frontage provides off road parking.

EPC Rating: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and canopy porch over. Stairs to first floor landing. Radiator. Recessed spotlighting to ceiling. Doors to study, living room, lobby and to:

### KITCHEN/BREAKFAST ROOM

Double glazed window to front aspect. A range of base and wall mounted units with under lighting and work surface areas incorporating sink with mixer tap, and four ring gas hob with extractor over. Tiled splashbacks. Built-in electric double oven. Integrated dishwasher and fridge/freezer. Space for washing machine and fridge/freezer. Heated towel rail. Recessed spotlighting to ceiling.

### STUDY

Double glazed window to front aspect. Fitted wardrobe/storage with sliding doors. Radiator.

### LIVING/DINING ROOM

Double glazed window and French doors to rear aspect. Feature fireplace surround housing living flame effect gas fire. Two radiators.

### LOBBY

Part opaque double glazed door to side aspect. Wash hand basin with mixer tap and storage cupboards beneath. Wall and floor tiling. Radiator. Door to:

### WC

Opaque double glazed window to side aspect. WC with concealed cistern. Wall tiling. Built-in under stairs storage cupboard.

## FIRST FLOOR

### LANDING

Opaque double glazed window to side aspect. Hatch to loft. Built-in cupboard housing gas fired boiler. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Two double glazed windows to rear aspect. Built-in wardrobes. Radiator. Door to:



## EN-SUITE SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Extractor. Recessed spotlighting to ceiling.

## BEDROOM 2

Double glazed window to front aspect. Built-in wardrobe. Radiator.

## BEDROOM 3

Double glazed window to front aspect. Radiator.

## FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, WC with concealed cistern and wall mounted wash hand basin with mixer tap. Wall and floor tiling. Extractor. Heated towel rail.

## OUTSIDE

### REAR GARDEN

Immediately to the rear of the property is a block paved patio area leading to lawn with further patio seating area beyond. Shrub border. Enclosed by fencing with gated side access.

## OFF ROAD PARKING

Block paved frontage providing off road parking. Shrub border. Cold water tap. Gated side access to rear garden.

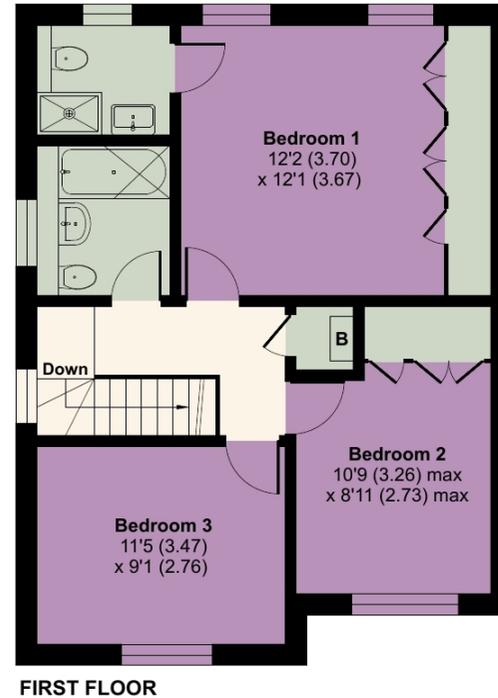
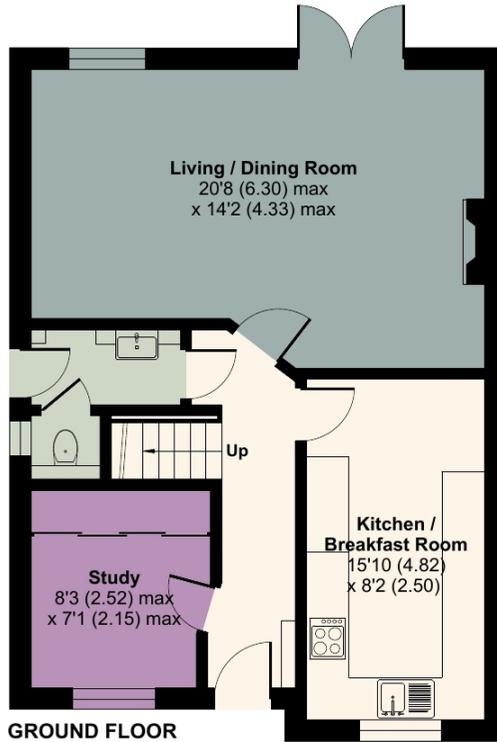
Council Tax Band: E.





Approximate Area = 1188 sq ft / 110.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
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 2026. Produced for Country Properties. REF: 1404362



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 valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

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