



Astwood Drive

Flitwick,
Bedfordshire, MK45 1HW
Offers Over £325,000

COUNTRY PROPERTIES
PART OF HUNTERS

This end terrace home features a single storey rear extension to create a wonderful open plan kitchen/dining/family room with part vaulted ceiling, a range of integrated appliances (as stated) and a bank of bi-fold doors allowing entertaining to spill effortlessly into the attractive rear garden which enjoys a south-easterly aspect. In addition there is a living room with box bay window, three bedrooms (all including storage) and a modern family bathroom. Parking is provided via a single garage with driveway in front. There is a handy convenience store on Windmill Road (0.2 miles) whilst the mainline rail station and further town centre amenities are within just 0.7 miles on foot (0.9 by road). EPC Rating: D.

GROUND FLOOR

ENTRANCE

Accessed via entrance door with opaque double glazed inserts and canopy porch over, leading to:

LIVING ROOM

Double glazed box bay window to front aspect. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Stairs to first floor landing. Door to:

KITCHEN/DINING/FAMILY ROOM

Double glazed bi-fold doors to rear aspect. Part vaulted ceiling with two skylights. A range of base, wall mounted and larder style units. Work surface area incorporating 1½ bowl ceramic sink and drainer with mixer tap. Island unit housing built-in oven and induction hob with ceiling mounted extractor over, also providing additional storage and breakfast bar area. Integrated fridge/freezer, dishwasher and washing machine. Wall mounted gas fired combination boiler. Vertical radiator. Recessed spotlighting to ceiling. Wood effect flooring.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft with ladder. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Fitted wardrobe. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Fitted wardrobe. Recessed spotlighting to ceiling.

BEDROOM 3

Double glazed window to front aspect. Radiator. Built-in storage cupboard. Recessed spotlighting to ceiling.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Lawned garden wrapping around the front and side of the property. Pathway leading to front entrance door. Various shrubs and hedge border.

REAR GARDEN

South-easterly aspect. Immediately to the rear of the property is a paved patio area extending alongside the lawned garden. Various trees and shrubs. Garden shed. Outside lighting. Enclosed by fencing with gated side access.

GARAGE

Single garage situated in a block of two. Up and over door.



OFF ROAD PARKING

Driveway providing off road parking and access to garage.

Current Council Tax Band: C(i).

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

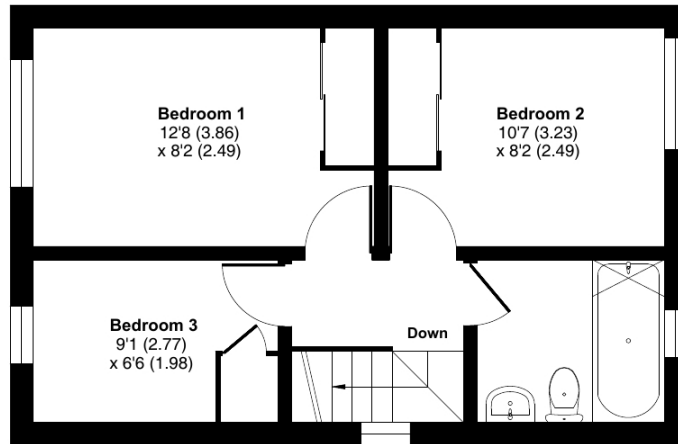
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

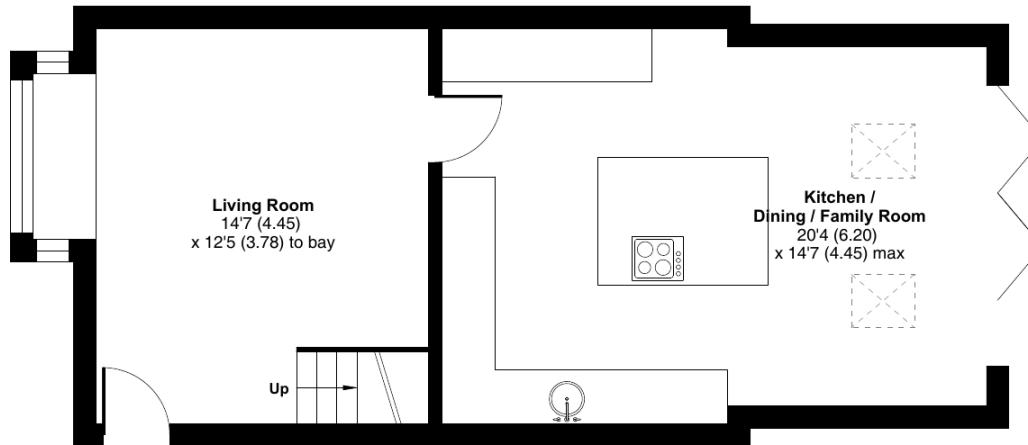
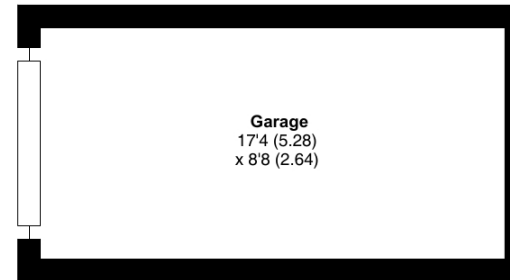


Approximate Area = 990 sq ft / 92 sq m (includes garage)

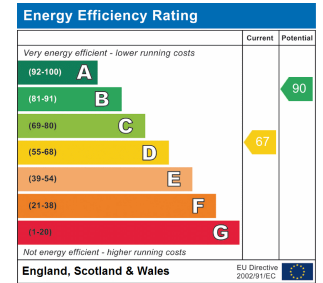
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 879142



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

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

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

www.country-properties.co.uk

