



Conway Drive

Flitwick,
Bedfordshire, MK45 1DE

Guide Price **£460,000**

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With well proportioned accommodation throughout, this detached family home is set within a popular location. The ground floor accommodation radiates off a spacious entrance hall, to include an 18ft living room with patio door to rear, 18ft fitted kitchen/dining room with feature box bay window, and a convenient cloakroom/WC. Upstairs, you will find four double bedrooms, the principal with en-suite shower room, along with a family bathroom. Additional benefits include an attached garage and driveway, providing secure off road parking and extra storage options. Local amenities including schools, shops and the mainline rail station (providing a direct service to St Pancras International) are all within 0.6 miles on foot. EPC: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via part opaque double glazed leaded light effect entrance door with opaque double glazed leaded light effect sidelight. Stairs to first floor landing with built-in storage beneath. Radiator. Doors to living room, kitchen/dining room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with tiled splashback and storage cupboard beneath. Radiator.

LIVING ROOM

Double glazed window and sliding patio door to rear aspect. Radiator.

KITCHEN/DINING ROOM

Feature double glazed box bay window to front aspect. Further double glazed window to front aspect. A range of base and wall mounted units with under lighting and work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in double oven and four ring gas hob. Space for washing machine and tumble dryer. Radiator. Wall mounted fuse box. Part opaque double glazed door to side aspect.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Radiator. Hatch to loft (housing gas fired boiler). Built-in storage cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Built-in wardrobes with storage cupboards above. Radiator. Door to:



EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Part tiled walls. Heated towel rail. Tile effect flooring.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

BEDROOM 4

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail/radiator. Shaver point.

OUTSIDE

FRONT GARDEN

Laid to lawn. Outside light.

REAR GARDEN

Immediately to the rear of the property is a generous paved patio seating area. Remainder mainly laid to lawn. Various shrubs. Enclosed by fencing with gated side access.

GARAGE

Metal up and over door. Courtesy door to rear garden.

OFF ROAD PARKING

Paved and gravelled driveway providing off road parking and access to garage.

Council Tax Band: E.





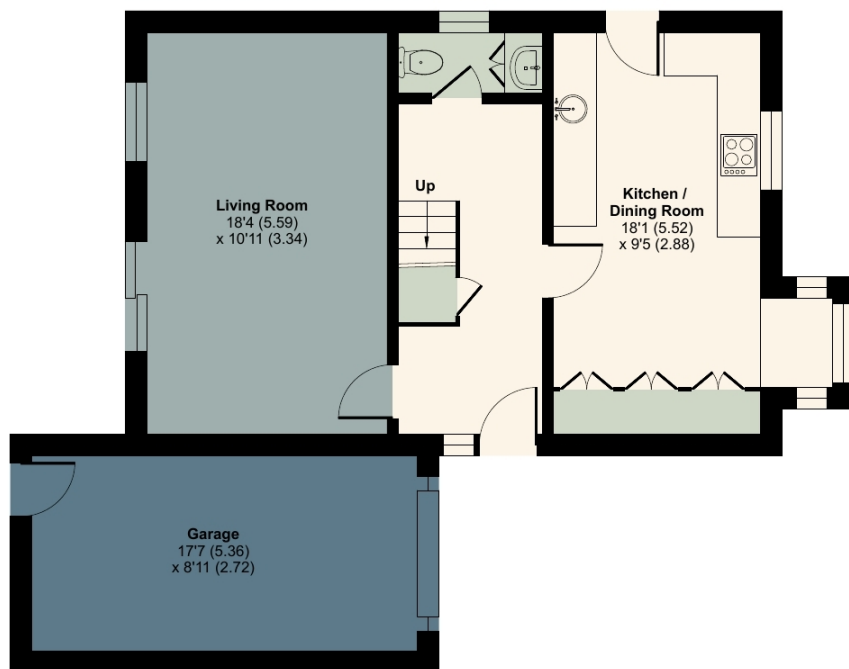
Approximate Area = 1163 sq ft / 108 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1320 sq ft / 122.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	69
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2026. Produced for Country Properties. REF: 1406166



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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