



Chapel Road

Flitwick,
Bedfordshire, MK45 1EB
£425,000

country
properties

Set within a desirable location, this extended semi detached home combines character features with contemporary additions. With scope for a loft conversion (subject to building regulations), the accommodation includes a bay fronted living room with feature log burning stove and a dining room which is open plan to the fitted kitchen with a peninsula breakfast area dividing the space. The principal bedroom (with adjacent shower room) is located on the ground floor, this dual aspect space features bi-fold doors to the garden and could alternatively be used as an additional reception if preferred. There are two further bedrooms on the first floor along with a spacious bathroom. Enjoying a south-easterly aspect, the enclosed rear garden offers generous patio and lawn areas with summerhouse, whilst off road parking is provided via the gravelled frontage. EPC: D.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via side entrance door with double glazed insert and toplight. Stairs to first floor landing. Door to:

DINING ROOM

High level double glazed window to side aspect. Radiator. Oak flooring. Open access and step down to kitchen. Door to:

INNER LOBBY

Cupboard housing electric consumer unit. Open access to:

LIVING ROOM

Walk-in bay with double glazed windows to front aspect. Feature fireplace housing log burning stove, set on slate hearth with timber mantelpiece surround. Radiator. Decorative coving to ceiling.

KITCHEN

Dual aspect via double glazed windows to side and rear and part double glazed door to side. Part vaulted ceiling with three double glazed skylights. A range of base and wall mounted units with wooden work surface areas incorporating 1½ bowl ceramic sink and drainer with mixer tap, and ceramic hob with extractor over. Tiled splashbacks. Built-in oven and microwave. Integrated dishwasher and refrigerator. Space and plumbing for washing machine. Peninsula breakfast bar creating a divide between the kitchen and dining area. Wood effect flooring. Radiator. Decorative coving to ceiling with recessed spotlighting. Open access to:

INNER HALL

Built-in cupboard housing gas fired boiler. Recessed spotlighting to ceiling. Doors to bedroom 1 and to:

SHOWER ROOM

Two opaque double glazed windows to side aspect. Three piece suite comprising: Walk-in shower, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Tiled splashbacks. Wood effect flooring. Recessed spotlighting to ceiling.



BEDROOM 1

Dual aspect via double glazed bi-fold doors to side and double glazed window to rear. Two radiators. Engineered wood flooring.

FIRST FLOOR

LANDING

Hatch to loft. Radiator. Built-in storage with sliding doors. Doors to both bedrooms and bathroom.

BEDROOM 2

Two double glazed windows to front aspect. Feature cast iron fireplace. Two radiators. Built-in over stairs storage cupboard. Decorative coving to ceiling.

BEDROOM 3

Double glazed window to rear aspect. Radiator. Fitted wardrobes. Decorative coving to ceiling.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap, deck mounted pull-out shower attachment and shower over, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Tiled splashbacks. Radiator. Heated towel rail. Decorative coving to ceiling.

OUTSIDE

REAR GARDEN

South-easterly aspect. Paved patio seating area leading to lawn. Raised shrub borders. Stepping stone pathway leading to summerhouse with timber deck. Garden shed. Enclosed by timber fencing with gated access to front.

OFF ROAD PARKING

Gravelled frontage providing off road parking. Paved pathway leading to entrance door and gated side access to rear garden.

Current Council Tax Band: D(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.

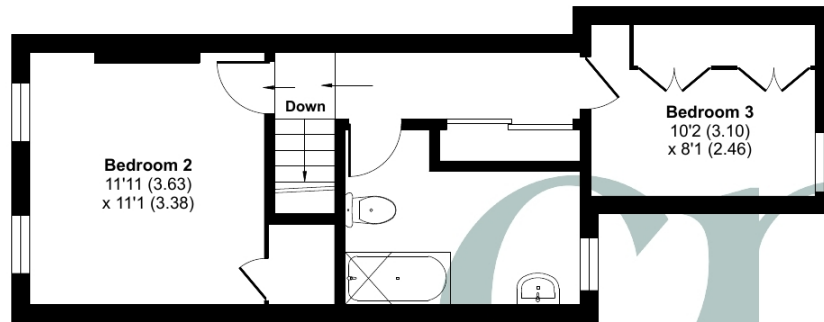
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



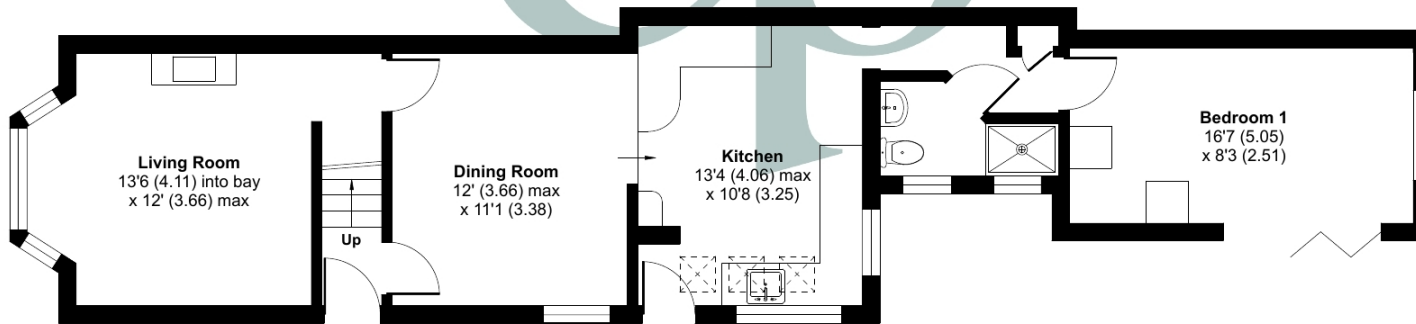
Approximate Area = 1088 sq ft / 101 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1106988

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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