



Chapel Road

Flitwick,
Bedfordshire, MK45 1EB
£450,000

country
properties

Set within a desirable non-estate location, this extended link-semi detached home offers versatile accommodation and a generous rear garden with south-easterly aspect. The ground floor accommodation radiates off a spacious entrance hall, to include an 18ft dual aspect living room with log burning stove, 22ft kitchen/dining/family room with French doors to rear, cloakroom/WC and double bedroom/optional further reception. There are two further double bedrooms on the first floor (both incorporating useful storage) plus a modern shower room. The landscaped garden is laid to lawn with mature trees and shrubs and various seating areas, with a barbecue area to the rear along with a useful storage shed plus further large outbuilding offering potential to use as a home office. Off road parking is provided via the gravelled frontage. Handy for commuters, the property is within just 0.3 miles of the mainline rail station which provides a fast and frequent service to St Pancras International in as little as 41 mins. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque glazed inserts. Double glazed skylight. Radiator. Tile effect flooring. Hatch to roof void. Open access to kitchen/dining/family room. Double doors to bedroom 3/further reception. Doors to living room and to:

CLOAKROOM/WC

Double glazed stained glass effect internal window. Two piece suite comprising: 'Smart' WC (combining the function of a WC and bidet) and wash hand basin with mixer tap and storage cabinet beneath. Radiator. Tile effect flooring.

LIVING ROOM

Dual aspect via two double glazed windows to front and double glazed window to side. Feature fireplace surround housing log burning stove, set on hearth. Two radiators. Wood effect flooring. Stairs to first floor landing.

KITCHEN/DINING/FAMILY ROOM

Double glazed widow and French doors with matching sidelights to rear aspect. A range of base units with work surface areas incorporating sink and drainer with mixer tap, and AEG induction hob with extractor over. Tiled splashbacks. Built-in Bosch double oven. Space for dishwasher, washing machine and American style fridge/freezer. Wall mounted gas fired boiler. Two radiators. Recessed spotlighting to ceiling. Floor tiling.

BEDROOM 3/OPTIONAL FURTHER RECEPTION

Double glazed window to rear aspect. Feature fireplace surround. Radiator. Wood effect flooring.

FIRST FLOOR

LANDING

Hatch to loft. Wood effect flooring. Doors to two bedrooms and shower room.

BEDROOM 1

Two double glazed windows to front aspect. Built-in wardrobes/storage cupboards. Radiator. Wood effect flooring.



BEDROOM 2

Double glazed window to rear aspect. Fitted wardrobe and drawer unit. Radiator. Wood effect flooring.

SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Wood effect flooring.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property are decked and paved patios bordered by low level walling, with pergola providing a sheltered seating area. Mature trees and shrubs. A paved pathway leads alongside the lawned garden, sweeping around a bed laid to decorative slate chippings, leading to a further block paved garden at the rear with outside power points, barbecue area, storage shed and further large timber outbuilding with power and light (providing useful storage space plus potential as a home office). Enclosed by fencing.

OFF ROAD PARKING

Gravelled frontage providing off road parking.

Current Council Tax band: D.

DRAFT DETAILS

Awaiting vendor approval.

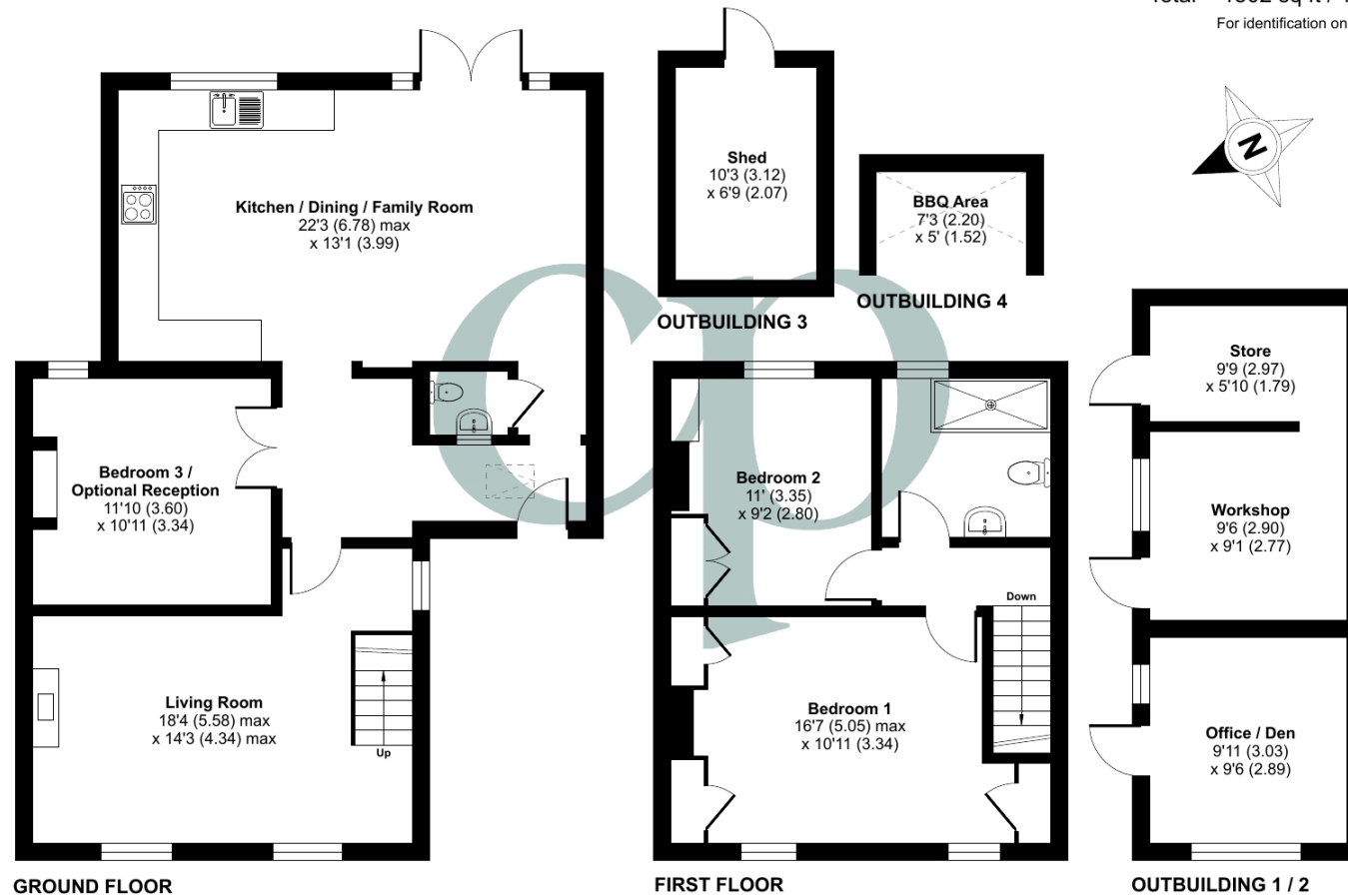


Approximate Area = 1193 sq ft / 110.8 sq m (excludes BBQ area)

Outbuildings = 309 sq ft / 28.7 sq m

Total = 1502 sq ft / 139.5 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		
England, Scotland & Wales	66	78

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1336278

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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