



Kingfisher Road

Flitwick,
Bedfordshire, MK45 1RA
£495,000

country
properties

This well presented detached family home is set within a cul-de-sac in the popular 'Birds' area of town. The accommodation includes a 19' open plan kitchen/dining room with a range of integrated appliances (as stated), 18'11" living room with feature fireplace, French doors to garden and open access to conservatory, and guest cloakroom/WC. There are four bedrooms to the first floor (the principal with fitted wardrobes) plus a modern family bath/shower room with four piece suite. The landscaped rear garden is laid to lawn with two patio seating areas and raised beds, whilst ample off road parking is provided via the adjacent garage and driveway plus gravelled frontage. The property also benefits from a recently installed gas boiler (October '24). The town centre amenities (including mainline rail station), plus Lower and Middle Schools are all within 0.6 miles on foot, and a footpath at the end of Kingfisher Road leads directly to the historic Mount. EPC Rating: D.

- 18'11" living room with open access to conservatory
- 19' kitchen/dining room with a range of integrated appliances (as stated)
- Ground floor cloakroom/WC
- Four bedrooms
- Family bath/shower room with four piece suite
- Landscaped rear garden
- Driveway parking
- Garage



GROUND FLOOR

ENTRANCE LOBBY

Accessed via composite entrance door with opaque double glazed sidelight. Part opaque double glazed door with sidelight to:

ENTRANCE HALL

Radiator. Wood effect flooring. Stairs to first floor landing with built-in storage cupboard beneath (housing gas fired boiler – installed October 2024). Doors to kitchen/dining room, living 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 mixer tap, tiled splashback and storage cupboard beneath. Heated towel rail. Floor tiling.

KITCHEN/DINING ROOM

Two double glazed windows to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Space for range style oven with extractor over. Built-in microwave. Integrated dishwasher, washing machine and fridge/freezer. Radiator. Tile effect flooring.

LIVING ROOM

Double glazed French doors to rear aspect. Feature fireplace housing electric fire. Two radiators. Wood effect flooring. Open access to:

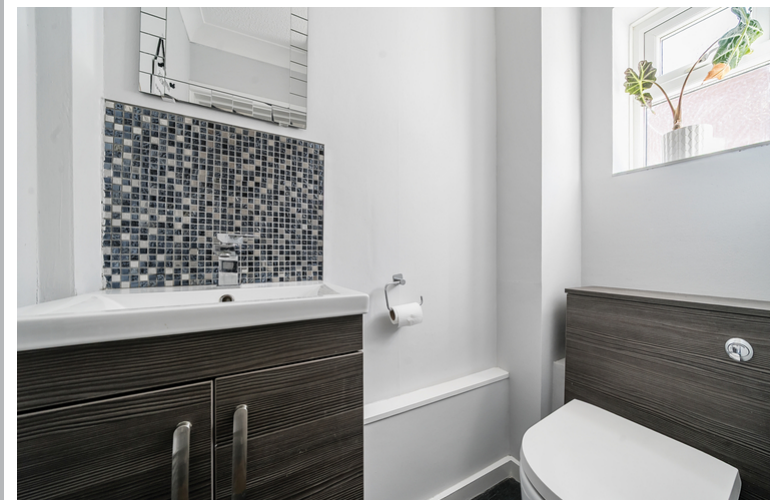
CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Radiator. Wood effect flooring. Power and light.

FIRST FLOOR

LANDING

Doors to all bedrooms and family bathroom.



BEDROOM 1

Double glazed window to rear aspect.
Radiator. Fitted wardrobes.

BEDROOM 2

Double glazed window to front aspect.
Radiator.

BEDROOM 3

Double glazed window to rear aspect.
Radiator. Built-in airing cupboard
housing water tank.

BEDROOM 4

Double glazed window to front aspect.
Radiator. Hatch to loft.

FAMILY BATH/SHOWER ROOM

Opaque double glazed window to side
aspect. Four piece suite comprising:
Bath, shower cubicle with wall mounted
shower unit and rainfall style shower
head, close coupled WC and pedestal
wash hand basin with mixer tap. Wall
tiling. Recessed spotlighting to ceiling.
Wood effect flooring.



OUTSIDE

REAR GARDEN

French doors from both the living/dining room and conservatory lead out to a paved patio seating area. Remainder mainly laid to lawn with further paved patio. Raised borders containing a variety of shrubs. Enclosed by timber fencing with gated access at either side.

GARAGE

Brick-built with pitched, tiled roof. Metal up and over door.

OFF ROAD PARKING

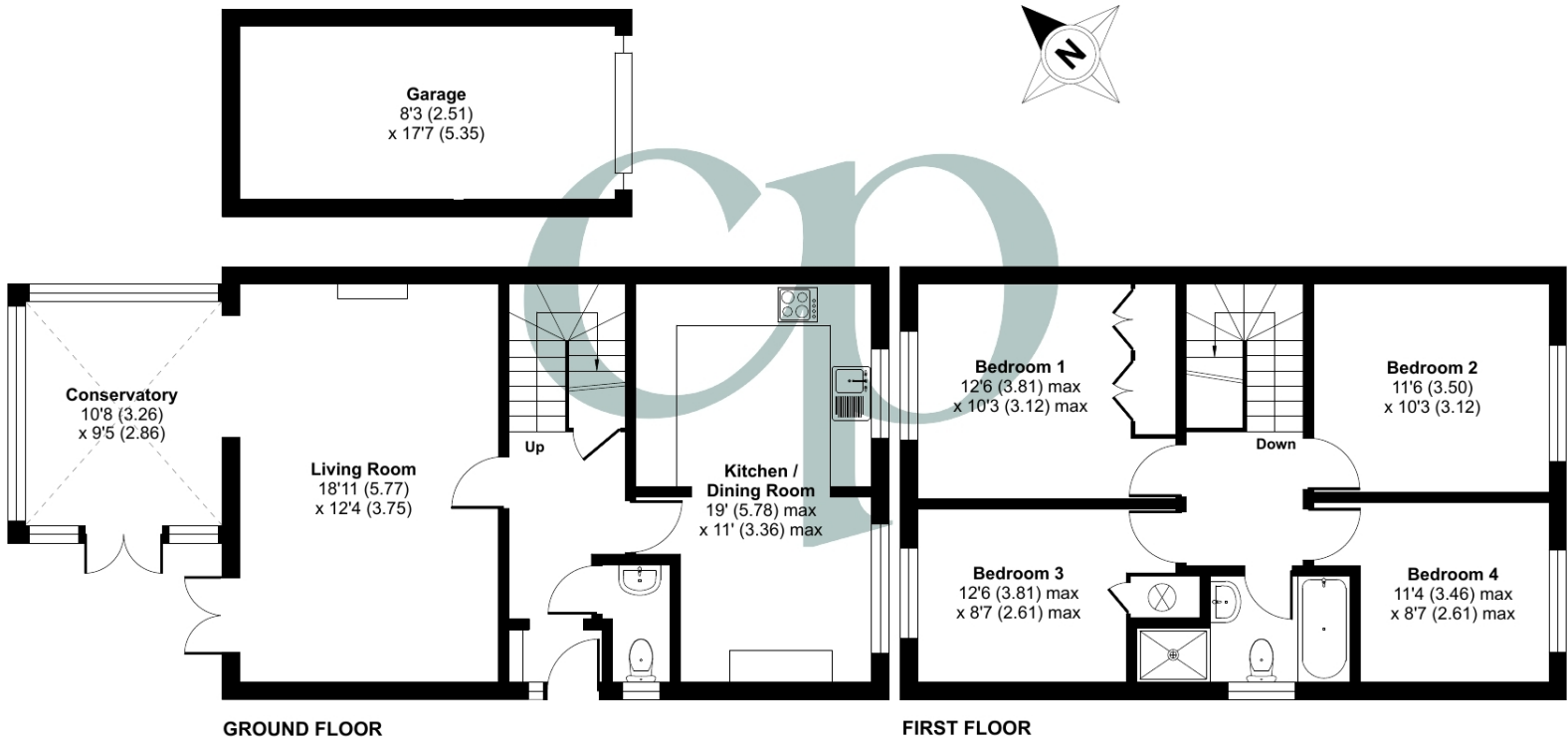
Hard standing driveway to side providing off road parking. Frontage mainly laid to gravel to provide additional parking. Shrub borders. Outside tap.

Current Council Tax Band: E.

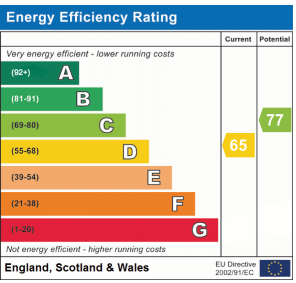




Approximate Area = 1249 sq ft / 116 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 1396 sq ft / 129.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Country Properties. REF: 1271726



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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