



Millfield Close

Flitwick,
Bedfordshire, MK45 1LB
Guide Price £650,000

country
properties

Set within a cul-de-sac on the town outskirts, this chain-free, link-detached riverside bungalow features delightful countryside views to rear. Extended and newly refurbished, this stunning home offers versatile single storey living with contemporary styling. The main living space is situated to the rear and features twin triple bi-fold doors leading onto a raised terrace providing elevated views across the garden and river to countryside beyond. This fabulous open plan space offers zones for relaxing and dining with the newly fitted kitchen including a range of integrated appliances to offer a streamlined look, whilst a separate utility allows laundry to be tucked away. Set off an inner hall, the four bedrooms are all doubles (and one could easily be utilised as a home office if preferred), with the generous principal bedroom extending to 18ft in length. The newly fitted en-suite shower room and family bathroom offer a stylish finish to complement the modern interior. The generous rear garden (61ft x 39ft approx.) backs directly onto the river with the open aspect taking full advantage of the 'borrowed' landscape beyond. Parking for multiple vehicles is provided via the block paved/gravelled driveway, whilst part of the former garage has been retained to provide useful storage. Convenient for commuters, Flitwick's mainline rail station and further town centre amenities are within just 0.6 miles. EPC Rating: C.



- NO UPPER CHAIN
- River & countryside views to rear
- Extended & newly refurbished with contemporary styling
- Fabulous open plan living space incorporating kitchen area
- Useful utility room
- Four double bedrooms
- Newly fitted bathroom & en-suite
- New Karndean Design flooring & quality carpets
- Newly installed windows, doors, boiler & radiators
- Driveway providing ample parking

GROUND FLOOR

ENTRANCE LOBBY

Accessed via composite front entrance door with opaque double glazed inserts. Karndean Design wood effect flooring. Contemporary column style radiator. Door to open plan living space.

LIVING ROOM

Double glazed window to rear aspect. Contemporary column style radiator. Open access to:

OPEN PLAN KITCHEN/DINING ROOM

Twin sets of triple bi-fold doors to rear aspect leading to raised terrace, enjoying far reaching views across the garden to the river and countryside beyond. A range of newly fitted base and larder style kitchen units. Quartz work surface area incorporating 1½ bowl recessed sink with mixer tap. Built-in oven with rotisserie and combination microwave. Integrated refrigerator, freezer and dishwasher. Island unit providing additional storage plus wine cooler, with work surface incorporating induction hob and extending to create a breakfast seating area. Two contemporary column style radiators. Recessed spotlighting to ceiling. Karndean Design wood effect flooring.

UTILITY ROOM

Quartz work surface area. Space and plumbing for washing machine. Wall mounted units. Newly fitted wall mounted gas fired combination boiler. Wall mounted fuse box. Karndean Design wood effect flooring. Extractor.

INNER HALL

Recessed spotlighting to ceiling. Hatch to loft with pull-down ladder. Contemporary column style radiator. Built-in storage cupboard with feature sliding door. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Contemporary column style radiator. Door to:

EN-SUITE SHOWER ROOM

Double glazed skylight. Walk-in shower with rainfall style showerhead. Close coupled WC. Twin wash hand basins with mixer taps, set within wall hung drawer unit with illuminated mirror above. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Karndean Design wood effect flooring.

BEDROOM 2

Double glazed window to front aspect. Contemporary column style radiator.



BEDROOM 3

Double glazed window to side aspect.
Contemporary column style radiator.

BEDROOM 4/STUDY

Double glazed window to side aspect.
Contemporary column style radiator.

FAMILY BATHROOM

Remote control double glazed skylight.
Panelled bath with mixer tap/shower attachment and glazed screen. Close coupled WC. Wash hand basin with mixer tap, set on wall hung storage unit with illuminated mirror above. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Karndean Design wood effect flooring.

OUTSIDE

FRONT GARDEN/OFF ROAD PARKING

Part laid to block paving/part gravel to provide off road parking for multiple vehicles. Lawn area. Shrub border. Outside light.

STORE

(Part of converted garage). Metal up and over door.



REAR GARDEN

61' x 39' (18.59m x 11.89m) plus terrace. The open plan living space leads directly to a large terrace with metal railings and steps leading down to the lawned garden with shrub borders. Paved seating area at rear taking full advantage of the views across the river to the countryside beyond. Enclosed by fencing at either side.

Current Council Tax Band: E.

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.



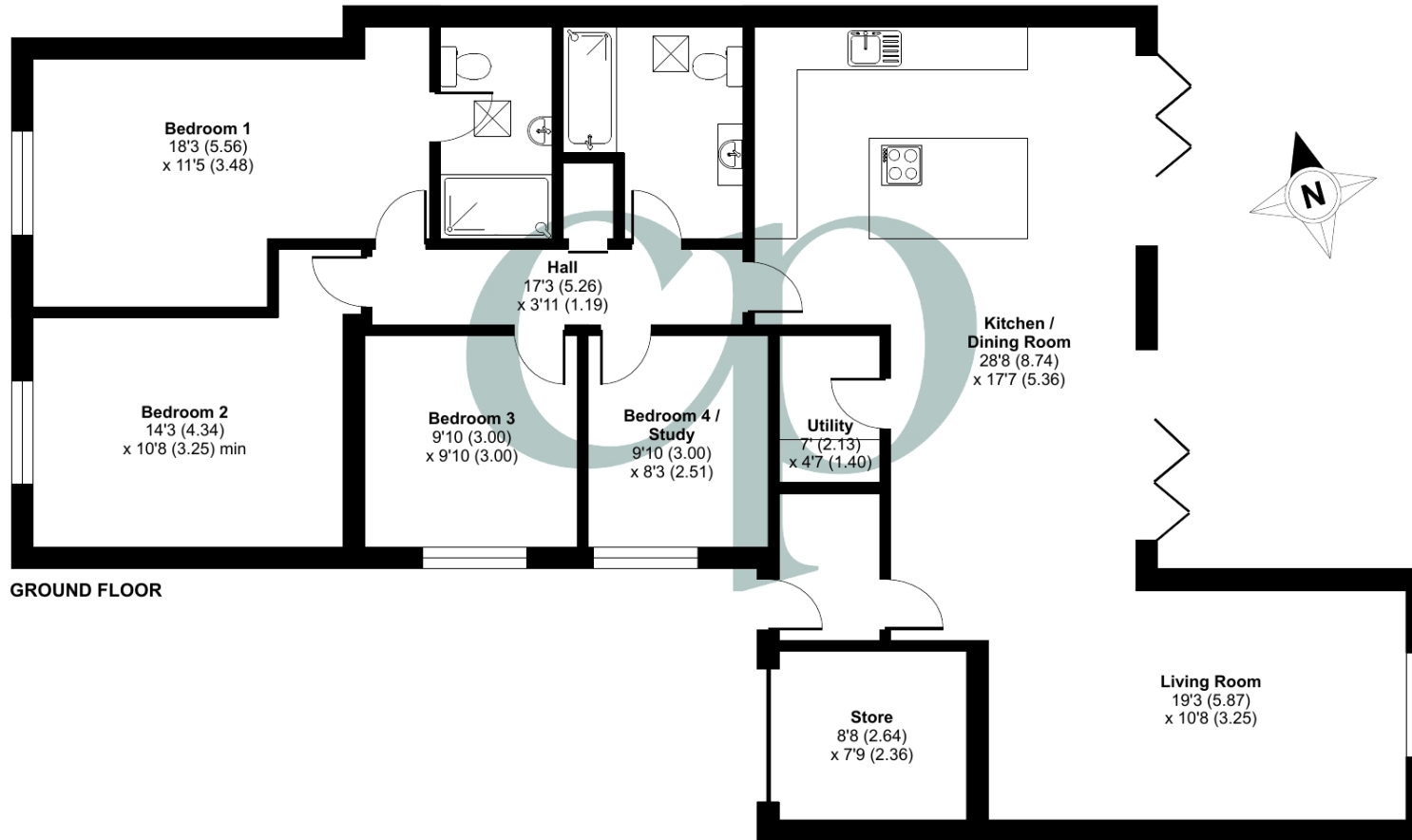


Approximate Area = 1471 sq ft / 136.6 sq m

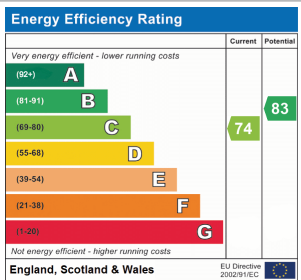
Store = 68 sq ft / 6.3 sq m

Total = 1539 sq ft / 142.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1151420



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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