



ANGLIAN
ALWAYS
103350 31215

Thames Close

Flitwick,
Bedfordshire, MK45 1EQ
£485,000

country
properties

This wonderful detached home with double garage is pleasantly situated on a corner plot and has been extended to provide spacious accommodation throughout including a 17'8" living room with French doors leading out to the enclosed rear garden with southerly aspect. The fitted kitchen/breakfast room has open plan access to the dining room (which also benefits from French doors to rear) and there is a ground floor cloakroom/WC plus optional fourth bedroom/additional reception. There are three bedrooms to the first floor, all of which benefit from fitted storage whilst the principal bedroom leads to a fabulous en-suite shower room, plus a family bathroom. The town centre amenities, including mainline rail station, are within a 0.6 mile walk.

EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and opaque double glazed side panel. Stairs to first floor landing with built-in storage cupboard beneath. Further storage cupboard. Tiled floor. Radiator. Doors to living room, kitchen/breakfast room, bedroom 4/study and to:

CLOAKROOM/WC

Georgian style opaque double glazed window to front aspect. Two piece suite comprising: Low level WC and pedestal wash hand basin. Wall and floor tiling. Radiator. Recessed spotlighting to ceiling.

LIVING ROOM

Georgian style double glazed French doors to rear aspect. Contemporary wall mounted living flame effect gas fire. Two radiators. Television point. Engineered wood flooring.

KITCHEN/BREAKFAST ROOM

Georgian style double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating breakfast bar and 1½ bowl sink unit with mixer tap. Wall tiling. Built-in oven, hob and extractor. Integrated fridge/freezer and dishwasher. Cupboard housing gas fired boiler. Cupboard housing space and plumbing for automatic washing machine. Recessed spotlighting to ceiling. Georgian style opaque double glazed door to side aspect. Open plan access to:

DINING ROOM

Georgian style double glazed French doors to rear aspect. Two radiators. Karndean flooring.

BEDROOM 4/STUDY

Georgian style double glazed window to front aspect. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Georgian style opaque double glazed window to front aspect. Radiator. Hatch to loft. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.

BEDROOM 1

Georgian style double glazed window to rear aspect. A range of fitted furniture including wardrobes and dressing table. Radiator. Door to:

EN-SUITE SHOWER ROOM

Georgian style opaque double glazed window to front aspect. Three piece suite comprising: Walk-in shower cubicle with wall mounted shower unit, low level WC and wall mounted wash hand basin with mixer tap. Radiator. Extractor. Recessed spotlighting to ceiling.

BEDROOM 2

Georgian style double glazed window to rear aspect. A range of fitted wardrobes and drawers. Radiator.



BEDROOM 3

Georgian style double glazed window to front aspect. Built-in cupboard. Radiator. Wood effect flooring.

FAMILY BATHROOM

Georgian style opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, low level WC and wall mounted wash hand basin with mixer tap. Wall and floor tiling. Recessed spotlighting to ceiling. Extractor.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Pathway leading to front entrance door. Outside light. Various plants and shrubs. Part enclosed by hedging. Gated access to rear garden.

REAR GARDEN

Southerly aspect. Block paved patio area. Mainly laid to lawn. A variety of trees, plants and shrubs. Enclosed by fencing. Gated side access.

DOUBLE GARAGE

Pitched and tiled roof. Twin up and over doors. Georgian style opaque double glazed personal door to side aspect.

OFF ROAD PARKING

Hard standing providing off road parking and access to double garage.

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.

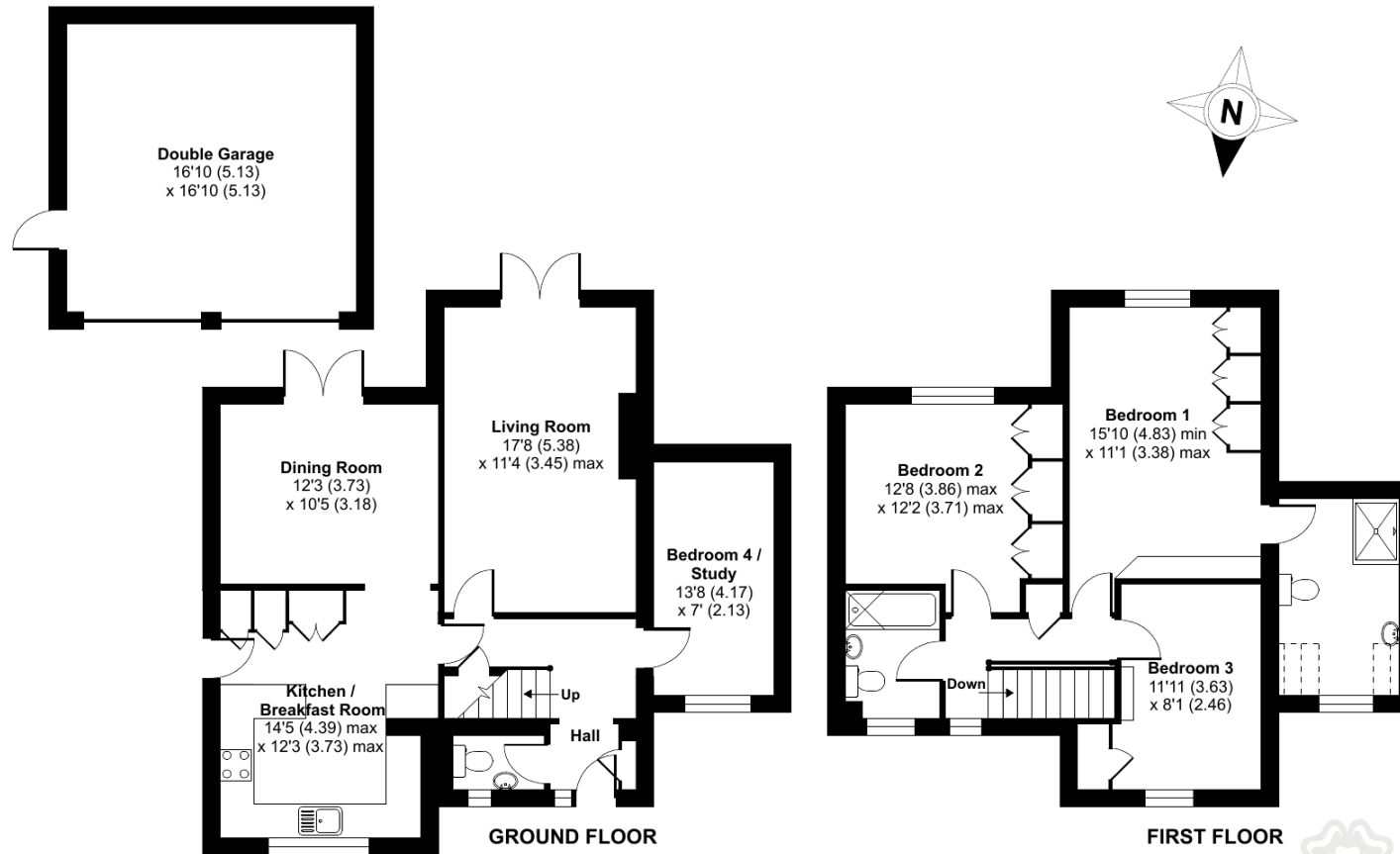
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 1663 sq ft / 155.5 sq m (excludes restricted head height & includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		70	82
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 544775



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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