



High Street

Greenfield,
Bedfordshire, MK45 5DD
£500,000

country
properties

Set within a desirable village and enjoying countryside views to rear, this semi detached home features a generous 1,584 sq.ft. of accommodation (approx). The spacious entrance hall leads to a 28ft dual aspect living/dining room with French doors to rear, wet room and fitted kitchen. There is a useful utility plus second reception to rear, this dual aspect room would make a great home office or second sitting room and also features French doors to garden. There are three well proportioned bedrooms to the first floor (two of which feature a bank of built-in wardrobes spanning one wall, providing ample storage), the principal bedroom leads onto a balcony providing delightful views across the garden. A five piece family bathroom including bath and separate walk-in shower completes the first floor accommodation. The established rear garden with south-easterly aspect offers a variety of seating areas, with far reaching views from the rear patio. Block paved off road parking is available at the front of the property, whilst a garage is situated at the rear. Flitwick's mainline rail station (with a direct service to St Pancras International) is within just 1.4 miles. EPC Rating: D.

- Countryside views to rear
- 28ft dual aspect living/dining room
- Fitted kitchen plus utility
- Dual aspect study
- Ground floor wet room
- Three bedrooms, principal with balcony
- Five piece first floor family bathroom
- Established rear garden
- Block paved parking to front
- Garage to rear



GROUND FLOOR

ENTRANCE PORCH

Accessed via glazed front entrance door with matching sidelights. Floor tiling. Opaque double glazed door and sidelight to:

ENTRANCE HALL

Stairs to first floor landing with built-in storage cupboard beneath. Wood effect flooring. Radiator. Doors to living/dining room, kitchen and to:

WET ROOM

Opaque double glazed window to side aspect. Shower area with fixed rainfall style showerhead and additional hand-held attachment. Close coupled WC. Corner wash hand basin with mixer tap. Wall and floor tiling. Recessed spotlighting to ceiling. Extractor.

LIVING/DINING ROOM

Dual aspect via double glazed window to front and double glazed French doors to rear with matching sidelights. Feature fireplace housing stove effect electric fire. Two radiators. Engineered wood flooring.

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap, and five ring gas hob with extractor over. Built-in electric double oven. Integrated dishwasher (not in use). Space for American style fridge/freezer. Wall and floor tiling. Recessed spotlighting to ceiling. Open access to:

LOBBY

Opaque double glazed door to front aspect. Floor tiling. Open access to:

UTILITY ROOM

Work surface area. Space for washing machine and tumble dryer. Floor tiling. Radiator. Part double glazed door to side aspect. Access to:

STUDY

Dual aspect via double glazed window to rear and double glazed French doors and window to side. Wood flooring.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Hatch to loft (housing gas fired combination boiler). Doors to all bedrooms and family bathroom.



BEDROOM 1

Double glazed door to balcony, with matching sidelight and top opener. Built-in wardrobes with sliding doors to one wall. Radiator.

BEDROOM 2

Double glazed window to front aspect. Built-in wardrobes with sliding doors to one wall. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Five piece suite comprising: Bath with mixer tap/shower attachment, walk-in shower with fixed showerhead and additional hand-held attachment, close coupled WC, bidet and wash hand basin with mixer tap and drawer unit beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

Paved patio area with paved steps leading to cobbled area with water feature. Remainder mainly laid to lawn with central pathway. Pergola covered seating area. Various trees and shrubs. Rear patio area with countryside views. Enclosed by fencing and walling. Double gated side access at rear of garden, leading to garage area and offering potential for additional parking at rear.



GARAGE

Situated in a block. Metal up and over door. Window and courtesy door to rear aspect, leading to garden. Accessed via driveway adjacent to neighbouring property (subject to a proportion of the cost of any maintenance and repair).

OFF ROAD PARKING

Block paved frontage providing off road parking. Various shrubs. Part enclosed by picket fencing. Gated side access.

Current Council Tax Band: D.

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.

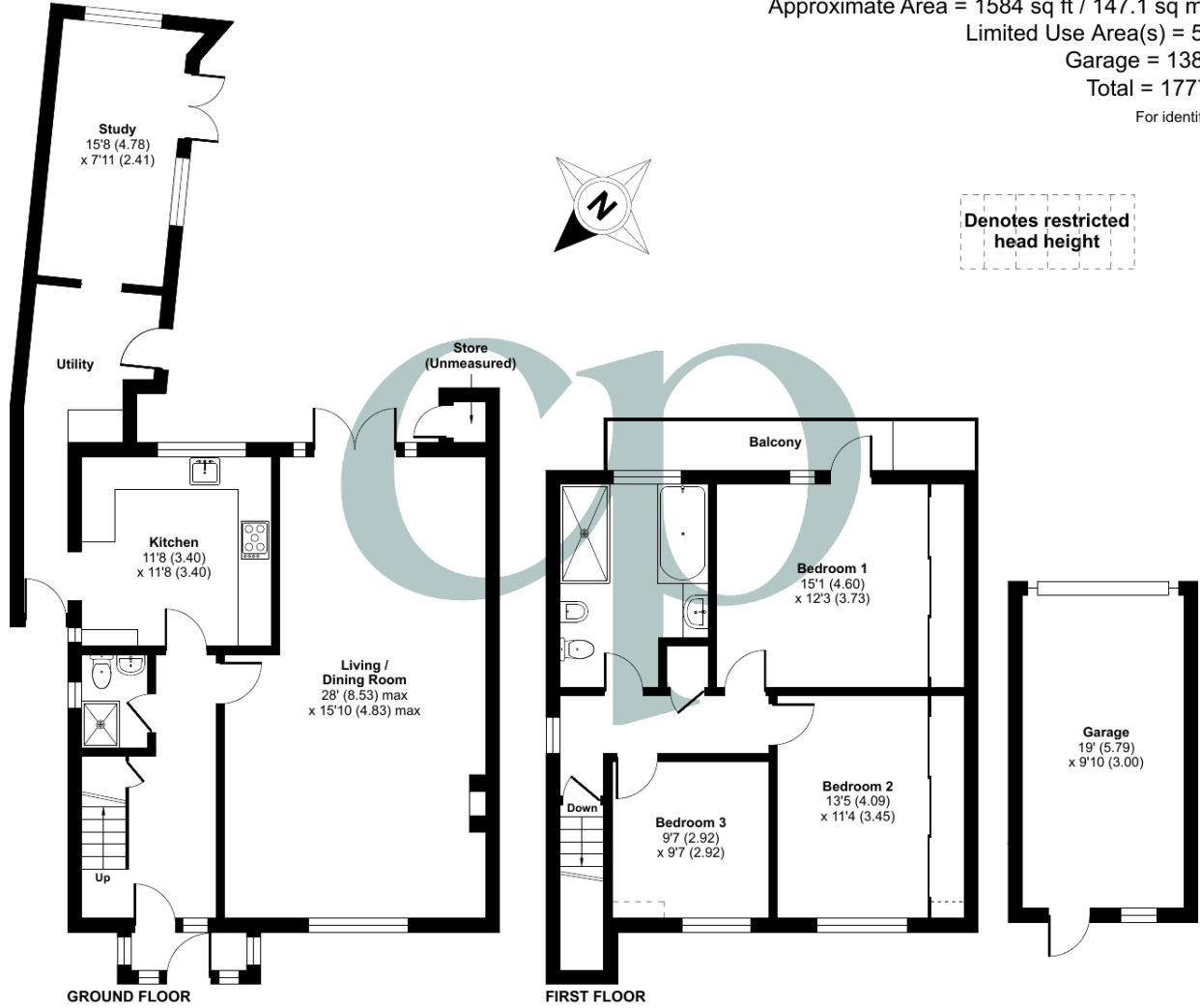
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 1584 sq ft / 147.1 sq m (excludes store)
 Limited Use Area(s) = 55 sq ft / 5.1 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1777 sq ft / 165 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). © nchecom 2024. Produced for Country Properties. REF: 1154518

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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			
			82

England, Scotland & Wales

EU Directive 2002/91/EC

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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

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