



**Kestrel Road**  
Flitwick,  
Bedfordshire, MK45 1RB  
**£500,000**

country  
properties

Set within the popular 'Birds' area of Flitwick, this four bedroom detached family home offers potential for extension (subject to planning) and features a 19ft living room which spans the rear of the property, with contemporary fireplace and bi-fold doors to the conservatory addition. There is a refitted kitchen, separate study (ideal for those working from home) and guest cloakroom/WC. All of the four bedrooms are doubles, whilst a family bathroom completes the first floor accommodation.

The enclosed rear garden enjoys a south-easterly aspect and ample parking is provided via the detached garage and block paved driveway to side. The mainline rail station is within approx. 0.6 miles and Flitwick Lower School is just 0.4 miles. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via side entrance door with opaque double glazed inserts, sidelight and canopy porch over. Radiator. Wood effect flooring. Stairs to first floor landing with built-in storage cupboard beneath. Doors to kitchen, study, living room and to:

### CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin. Wall tiling. Wood effect flooring. Radiator.

### KITCHEN

Double glazed window to front aspect. Refitted with a range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Built-in electric double oven and induction hob with extractor over. Integrated fridge/freezer. Space for dishwasher and washing machine. Radiator. Wood effect flooring. Part opaque glazed door to side aspect.

### STUDY

Double glazed window to front aspect. Radiator. Wood effect flooring.

### LIVING ROOM

Double glazed window to rear aspect. Feature fireplace housing pebble effect electric fire. Two radiators. Double glazed bi-fold doors to:

### CONSERVATORY

Double glazed windows and French doors to rear garden. Fitted roof blinds. Power and light. Radiator.

## FIRST FLOOR

### LANDING

Hatch to part boarded loft with ladder. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. Radiator. Part panelled walls.

### BEDROOM 2

Double glazed window to rear aspect. Fitted wardrobes and overhead storage units. Radiator.



### BEDROOM 3

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

### BEDROOM 4

Double glazed window to front aspect. Radiator.

### FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with shower over, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail. Built-in airing cupboard. Tile effect flooring.

### OUTSIDE

#### FRONT GARDEN

Mainly laid to lawn. Various shrubs. Gated rear access to either side of property.

#### REAR GARDEN

South-easterly aspect. Paved patio area. Remainder mainly laid to lawn. Mature shrub borders. Gated access at either side of property.

#### GARAGE

Up and over door. Power and light.

#### OFF ROAD PARKING

Block paved driveway providing off road parking and access to garage.

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.

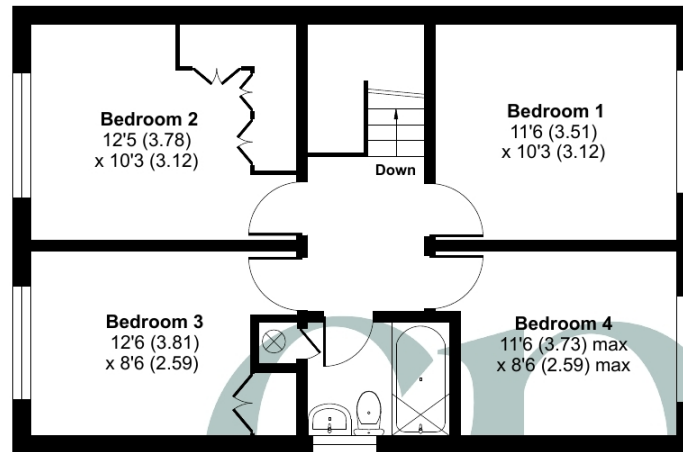


Approximate Area = 1322 sq ft / 122.8 sq m

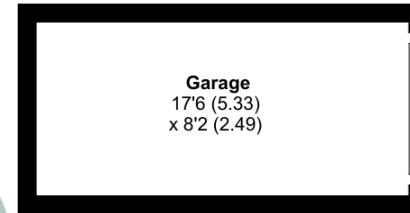
Garage = 143 sq ft / 13.2 sq m

Total = 1465 sq ft / 136 sq m

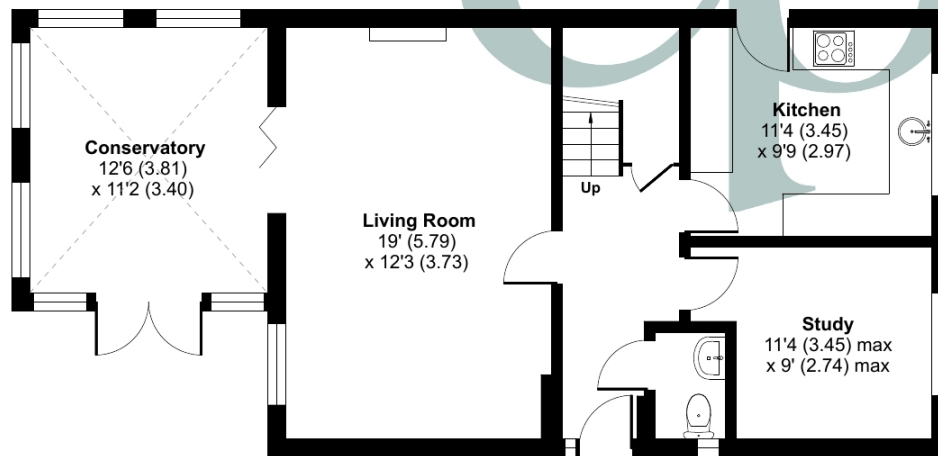
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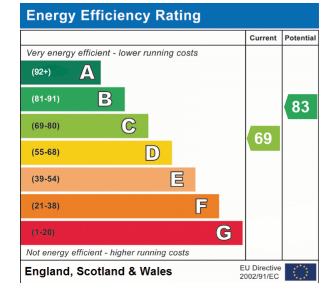
FIRST FLOOR



GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1159534

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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