



Millwright Way

Flitwick,
Bedfordshire, MK45 1BZ
£425,000

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properties

Set in a corner position on a popular development, this link-detached family home features a garage conversion to create a versatile space which could be utilised as a home office or gym perhaps? The accommodation includes a dual aspect living room with walk-in bay to front and French doors to rear, attractive fitted kitchen with granite work surfaces, and cloakroom/WC. There are three bedrooms to the first floor (the principal with a range of fitted wardrobes and en-suite facilities) plus family bathroom. The enclosed rear garden is mainly laid to lawn with a patio seating area, and off road parking is available via the driveway to front. The town centre amenities including mainline rail station are within 0.7 miles, whilst a handy convenience store is located on neighbouring Windmill Road. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via open porch and composite front entrance door with opaque double glazed inserts. Double glazed window to side aspect. Stairs to first floor landing with built-in storage cupboard beneath. Wall mounted fuse box. Radiator. Engineered wood flooring. Doors to living room, kitchen and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wash hand basin with tiled splashback. Radiator. Extractor. Tile effect flooring.

LIVING ROOM

Dual aspect via walk-in bay with double glazed window to front and double glazed French doors to rear. Two radiators.

KITCHEN

Double glazed window and part double glazed door to rear aspect. A range of base and wall mounted units with under lighting and granite work surface areas incorporating 1½ bowl sink with mixer tap and routed drainer. Wall tiling. Built-in double oven and hob with extractor over. Integrated fridge/freezer. Space and plumbing for dishwasher. Engineered wood flooring.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Built-in airing cupboard housing gas fired boiler. Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. A range of fitted wardrobes with mirrored sliding doors. Radiator. Door to:



EN-SUITE SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Extractor. Tile effect flooring.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Wall tiling. Shaver socket. Extractor. Tile effect flooring.

OUTSIDE

FRONT GARDEN

Laid to lawn. Shrub border. Pathway leading to front entrance door. Gated access to rear garden.

REAR GARDEN

A paved patio seating area leads to lawn. Shrub borders. Outside power point. Enclosed by fencing with gated side access.

FORMER GARAGE

Double glazed window to front aspect. Part opaque glazed door to rear aspect. Power and light. Cold water tap. Space and plumbing for washing machine.

OFF ROAD PARKING

Driveway providing off road parking.

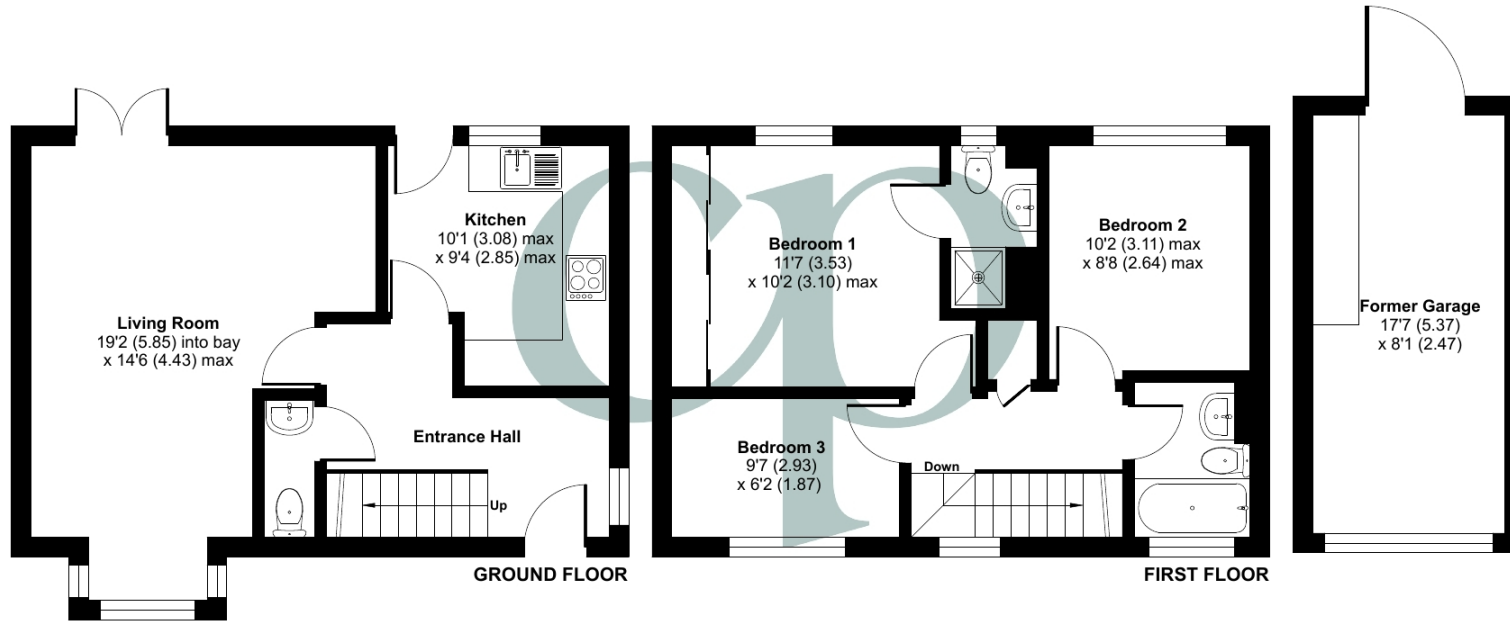
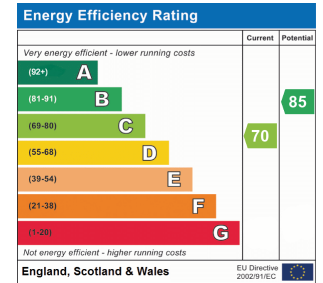
Current Council Tax Band: D.





Approximate Area = 819 sq ft / 76 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 962 sq ft / 89.2 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). © nchecom 2025. Produced for Country Properties. REF: 1240281

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Viewing by appointment only

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