



Ryder Way

Flitwick,
Bedfordshire, MK45 1GN
£550,000

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properties

This modern detached family home features a garage conversion to create a useful office, complete with wired ethernet connection, providing a dedicated work space away from any distractions of the main home. Having spacious and well-presented accommodation throughout, the main accommodation radiates off a central hallway to include a 19'8" dual aspect living room with French doors to garden, 19'10" dual aspect kitchen/dining room with adjacent utility, and cloakroom/WC. There are four good-sized bedrooms on the first floor (the principal with en-suite shower room) plus a family bathroom. The attractive garden with artificial lawn enjoys a south-easterly aspect, and parking is provided via the rear driveway. The property is pleasantly situated in a corner position on a popular development towards the town outskirts, yet within 1 mile of the range of amenities (including mainline rail station) at its heart. EPC Rating: B.



- 19'8" dual aspect living room with French doors to garden
- 19'10" dual aspect kitchen/dining room plus utility
- Ground floor cloakroom/WC
- Four bedrooms (principal with en-suite shower room)
- First floor family bathroom
- Converted detached garage creating a dedicated office space, plus useful storage
- Enclosed garden with artificial lawn and south-easterly aspect
- Driveway parking

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert and canopy over. Stairs to first floor landing with built-in storage cupboard beneath. Wood effect flooring. Doors to living room, kitchen/dining room and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Floor tiling. Radiator. Extractor.

LIVING ROOM

Dual aspect via double glazed window to front and double glazed French doors to side with matching sidelights and top openers. Two radiators. Wood effect flooring.

KITCHEN/DINING ROOM

Dual aspect via double glazed window to front and two double glazed windows to side. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in double oven and hob with extractor over. Space for fridge/freezer. Cupboard housing gas fired boiler. Radiator. Electric plinth heater. Recessed spotlighting to ceiling. Open access to:

UTILITY ROOM

Work surface area. Wall mounted unit. Space for washing machine and tumble dryer. Radiator. Wood effect flooring.

FIRST FLOOR

LANDING

Radiator. Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to side aspect. Radiator. Wood effect flooring. Door to:



EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Radiator. Extractor. Floor tiling.

BEDROOM 2

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

BEDROOM 3

Dual aspect via double glazed windows to front and side. Radiator. Wood effect flooring.

BEDROOM 4

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

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 with mixer tap. Wall and floor tiling. Radiator. Extractor.

OUTSIDE

FRONT GARDEN

Central pathway leading to front entrance door with gravelled areas to either side, inset with shrubs.



SIDE GARDEN

French doors from the living room lead out to a paved patio seating area, with pathway extending to the office door. Remainder mainly laid to artificial lawn with raised shrub beds. Composite decking area to rear of property. Outside lighting and cold water tap. Enclosed by timber fencing and brick walling with gated access to driveway.

CONVERTED GARAGE/OFFICE

Of brick construction with pitched, tiled roof. Sub-divided to create a useful STORAGE AREA with metal up and over door, light and door to OFFICE with wood effect flooring, recessed spotlighting to ceiling, power, light, wired ethernet connection, hatch to roof void and opaque double glazed door to garden.

OFF ROAD PARKING

Driveway providing off road parking at rear of property. Gated access to rear/converted garage.

Current Council Tax Band: E.
Estate/Management Charge: £141.38 per annum (TBC).

A one-off payment to the Management Company of approx. £730 (TBC) will be required upon completion of purchase, to include a Certificate of Compliance.







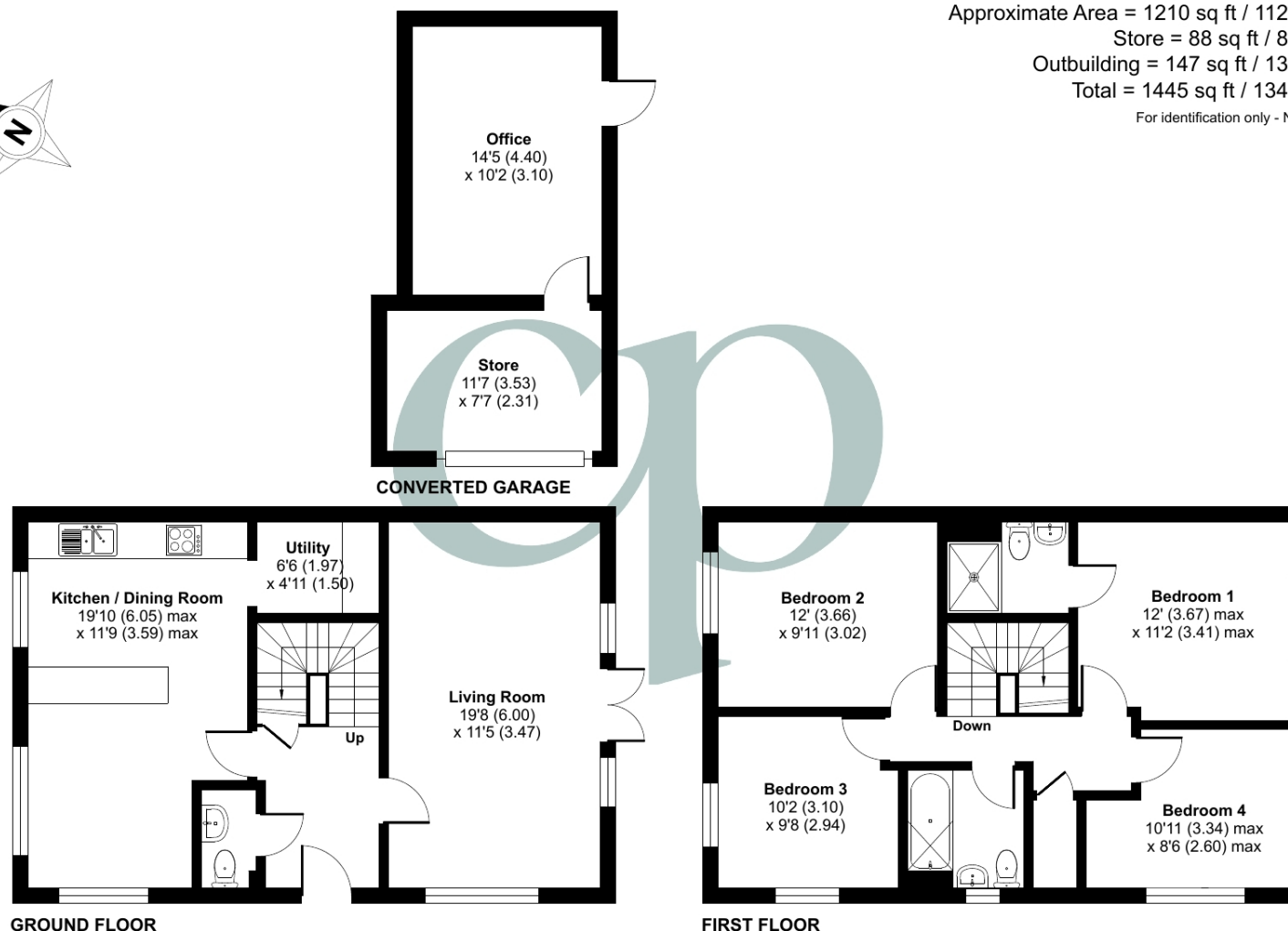
Approximate Area = 1210 sq ft / 112.4 sq m

Store = 88 sq ft / 8.1 sq m

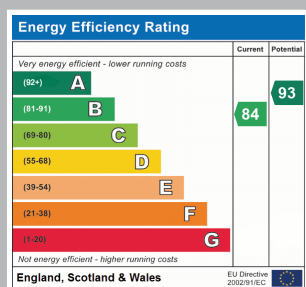
Outbuilding = 147 sq ft / 13.6 sq m

Total = 1445 sq ft / 134.1 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). © nitchecom 2025. Produced for Country Properties. REF: 1312465



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Viewing by appointment only

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