



# Oak Road

Flitwick,  
Bedfordshire, MK45 1LP  
£575,000

country  
properties

Offering a generous 1,758 sq.ft. of accommodation (plus garage), this semi detached home has undergone much improvement in recent years to include a loft conversion which provides a fourth bedroom with en-suite shower room. All three of the ground floor bedrooms are also doubles and there are two additional shower rooms on this floor, along with generous reception/entertaining space including an 18ft living room with French doors to rear garden, 22ft (max) fitted kitchen/dining room and conservatory. The block paved frontage provides ample parking, in addition to the 20ft garage with useful utility beyond. The town centre amenities, including mainline rail station, are within just 0.5 miles. EPC Rating: C.

- 1,758 sq.ft. of accommodation (plus garage)
- 18ft living room with French doors to rear
- 22ft (max) kitchen/dining room with a range of appliances (as stated)
- Conservatory
- Four double bedrooms (principal to first floor)
- Three shower rooms (one first floor)
- Enclosed rear garden
- Block paved driveway & 20ft garage plus utility



## GROUND FLOOR

### ENTRANCE HALL

Accessed via opaque glazed front entrance door with matching sidelight and canopy over. Skylight. Feature column style radiator. Floor tiling. Part glazed door to kitchen/dining room. Further doors to living room and to:

### SHOWER ROOM (1)

Opaque double glazed window to front aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and wall mounted wash hand basin with mixer tap and tiled splashback. Electric toothbrush charging point. Heated towel rail. Recessed spotlighting to ceiling. Extractor. Floor tiling.

### LIVING ROOM

Double glazed French doors to rear aspect with matching sidelights and top openers. Double glazed skylight. Two feature upright column style radiators. Door to:

### KITCHEN/DINING ROOM

Two double glazed windows to side aspect. Two double glazed skylights. Double glazed sliding patio door to conservatory. A range of base, wall mounted and larder style units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Built-in double oven and microwave.

Peninsula unit housing five ring gas hob with extractor above. Integrated dishwasher. Space for American style fridge/freezer. Two radiators (one feature upright column style). Part tiled/part engineered wood flooring. Recessed spotlighting to ceiling. Door to inner hall.

### CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Two wall mounted electric heaters. Power and light. Floor tiling.

### INNER HALL

Double glazed window to side aspect on stairway. Radiator. Stairs to first floor landing. Built-in storage cupboards. Engineered wood flooring. Doors to three bedrooms and to:



## SHOWER ROOM (2)

Light tunnel. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Feature column style radiator/heated towel rail. Extractor. Recessed spotlighting to ceiling.

## BEDROOM 2

Double glazed window to front aspect. Radiator. Engineered wood flooring.

## BEDROOM 3

Double glazed window to rear aspect. Radiator. Engineered wood flooring.

## BEDROOM 4

Double glazed window to front aspect. Radiator. Engineered wood flooring.

## FIRST FLOOR

### LANDING

Double glazed skylight. Built-in cupboard housing gas fired boiler. Door to:

### BEDROOM 1

Double glazed window to rear aspect. Two double glazed skylights. Radiator. Door to:



### EN-SUITE SHOWER ROOM (3)

Double glazed skylight. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and wall mounted wash hand basin with mixer tap. Wall and floor tiling. Electric toothbrush charging point. Feature column style radiator/heated towel rail. Extractor.

### OUTSIDE

#### REAR GARDEN

Mainly laid to lawn. Paved patio areas. Various shrubs. Enclosed by fencing.

#### GARAGE

Metal up and over door. Double glazed window and courtesy door to side aspect. Power and light. Cold water tap. Open access to:

#### UTILITY

Door and double glazed window to rear aspect. Sink and drainer unit. Space for washing machine and tumble dryer.

#### OFF ROAD PARKING

Block paved frontage providing off road parking for several vehicles and access to garage. Various shrubs. Outside lighting.

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.

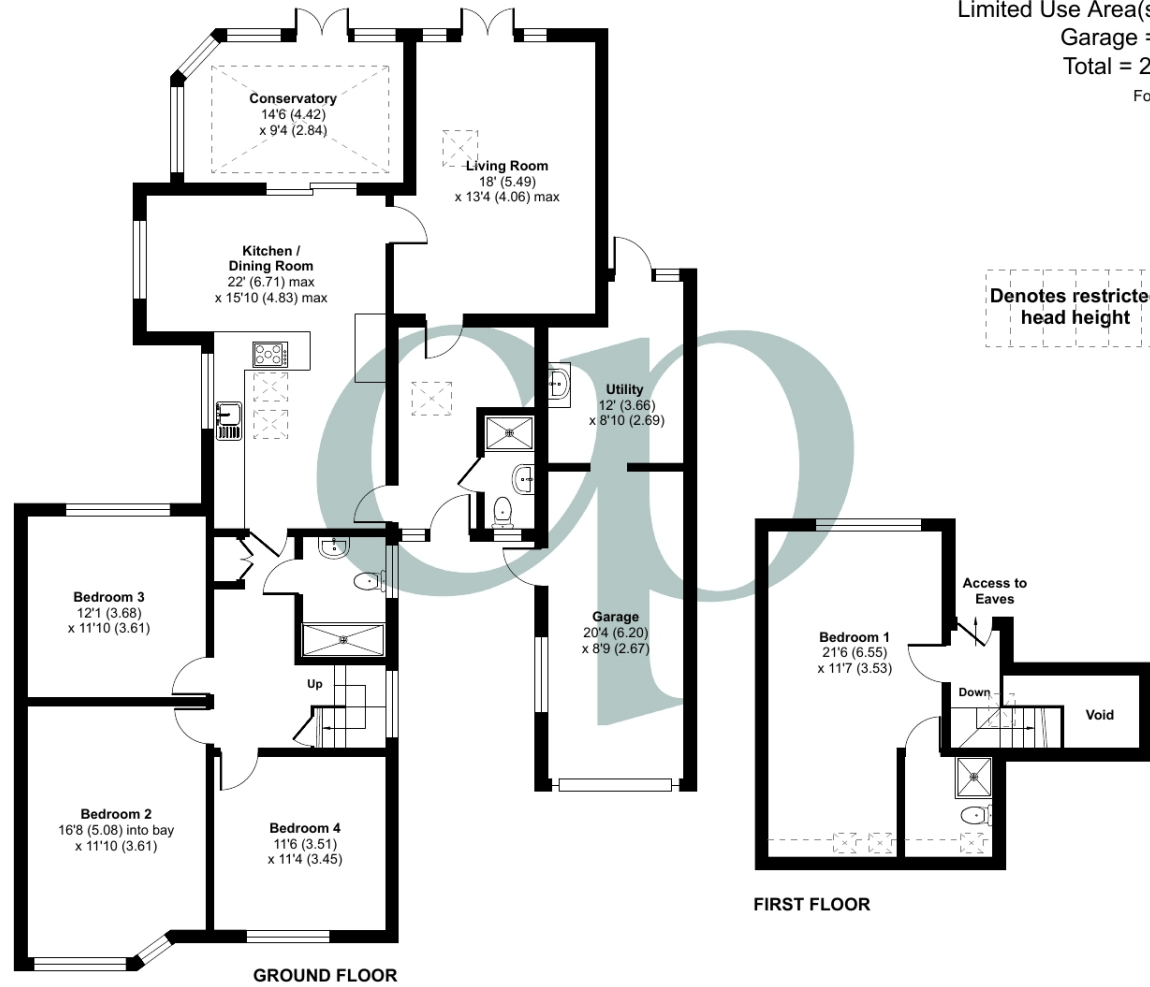




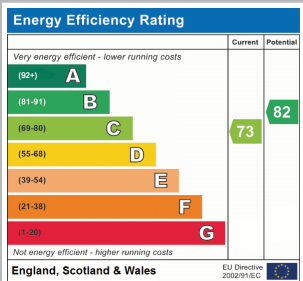


Approximate Area = 1758 sq ft / 163.3 sq m (excludes void)  
 Limited Use Area(s) = 17 sq ft / 1.5 sq m  
 Garage = 284 sq ft / 26.3 sq m  
 Total = 2059 sq ft / 191.1 sq m

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: 1089986



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](mailto:flitwick@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties