



Amphill Road

Flitwick,
Bedfordshire, MK45 1AY
£440,000

country
properties

Offered for sale with no upper chain, this non-estate detached home is located within 0.7 miles of both Flitwick's mainline rail station and Redborne Upper School on the Ampthill/Flitwick border. The accommodation includes a living room, fitted kitchen/dining room with French doors to rear, useful utility and cloakroom/WC. There are three bedrooms to the first floor (the principal with en-suite shower room) along with a family bathroom. The property further benefits from an enclosed rear garden, attached garage and driveway parking. EPC Rating: C.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via part opaque double glazed entrance door. Radiator. Open access to living room. Door to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and tiled splashback. Radiator. Floor tiling.

LIVING ROOM

Double glazed window to front aspect. Opaque double glazed window to side aspect. Two radiators. Stairs to first floor landing. Door to:

KITCHEN/DINING ROOM

Double glazed window and French doors to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and hob with extractor over. Space for dishwasher and fridge/freezer. Radiator. Floor tiling. Recessed spotlighting to ceiling. Door to:

UTILITY ROOM

Double glazed window and part double glazed door to rear aspect. Wall and base mounted units with work surface area incorporating sink and drainer with mixer tap. Space for washing machine and tumble dryer. Radiator. Recessed spotlighting to ceiling. Courtesy door to garage.



FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Access to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle, low level WC and pedestal wash hand basin. Floor and wall tiling. Radiator. Built-in storage cupboard.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with electric shower unit over, low level WC and pedestal wash hand basin. Floor and wall tiling. Radiator.

OUTSIDE

FRONT GARDEN

Lawn area. Paved pathway leading to front entrance door. Shrub border.

REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to lawn. Enclosed by timber fencing with gated side access.

GARAGE

Up and over door. Power and light. Courtesy door to utility room.

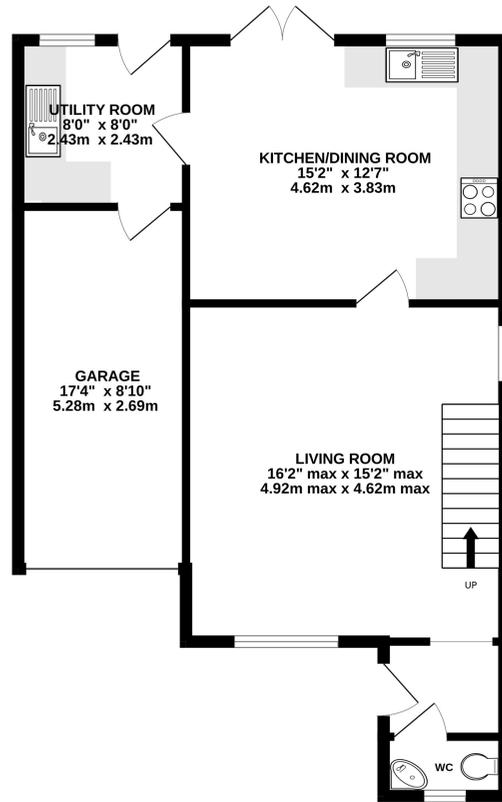
OFF ROAD PARKING

Shared access to block paved driveway providing off road parking in front of garage.

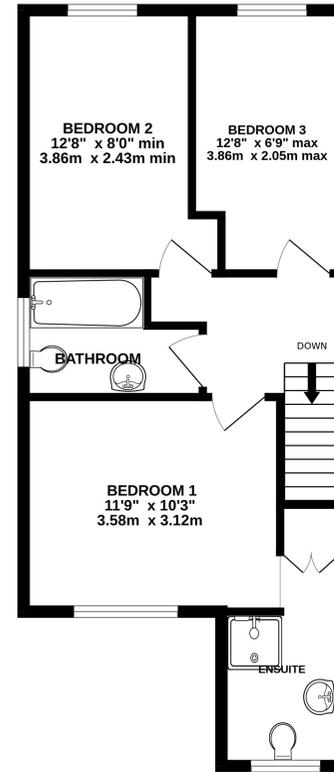
Current Council Tax Band: E.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Viewing by appointment only

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