



Balmoral Close

Flitwick,
Bedfordshire, MK45 1RN
£800,000

country
properties

Set in the highly sought-after 'Royals' area, this impressive six-bedroom detached home combines spacious family living in one of the area's most desirable spots, and offers delightful views towards open countryside. With a well-designed layout, the ground floor accommodation radiates off a central hallway and features three separate reception rooms that provide versatile living spaces to suit every need. Whether it's a formal lounge plus dining room for entertaining guests, a cosy family room for relaxing evenings, or a dedicated space for home working or for children to play, this home accommodates all. The fitted kitchen is complemented by an adjacent utility room, and there is a guest cloakroom/WC plus a generous 20ft conservatory which overlooks the rear garden with delightful south-westerly aspect. Upstairs, the property boasts six bedrooms, two having the benefit of en-suite facilities, plus a family bathroom. A block paved driveway and double garage with electric door adds practicality. Offering a harmonious blend of comfort, and functionality, the property is an ideal choice for growing families looking for their forever home. EPC Rating: C.

- Desirable 'Royals' area
- 20ft conservatory
- Six bedrooms
- Enclosed garden with south-westerly aspect
- Three separate reception rooms
- Fitted kitchen, utility & cloakroom/WC
- Family bathroom plus two en-suite shower rooms
- Double garage & driveway parking



LOCATION

Forming part of the highly desirable 'Royals' area, Balmoral Close is set on the town outskirts, nearing delightful countryside, yet within 0.9 miles of the range of amenities at its heart. Convenient transport links are provided via Flitwick rail station which connects to St Pancras International in approx. 45 minutes, M1 (Junction 12): approx. 3.9 miles and London Luton Airport: 15.6 miles. Retail facilities within the town include both a Tesco and Aldi supermarket, Co-op and many smaller shops. There is an open air market every Friday, a library, sports centre with swimming pool, Churches, public houses, café/sandwich bars, take-away's, Chinese and Indian restaurants, doctors, dental and veterinary surgeries, dentists and opticians. The River Flit runs through Flitwick Moor which is a nature reserve and site of special scientific interest. Flitwick is broadly equidistant between the larger towns of Bedford and Luton (each approx.12 miles) and the City of Milton Keynes, with its vibrant theatre district, is 14 miles.

GROUND FLOOR

ENTRANCE PORCH

Accessed via entrance door with opaque glazed inserts, matching opaque glazed sidelights and canopy over. Part glazed door to:

ENTRANCE HALL

Double glazed windows to front and side aspects. Stairs to first floor landing. Radiator. Wood effect flooring. Door to cloakroom/WC. Part glazed double doors to dining room. Part glazed doors to living room, kitchen and to:

STUDY

Double glazed window to side aspect. Internal window to entrance porch. Radiator. Wood effect flooring.

LIVING ROOM

Double glazed box bay window to front aspect. Double glazed sliding patio door to conservatory. Feature fireplace surround housing living flame effect gas fire. Two radiators. Wood effect flooring.

DINING ROOM

Double glazed sliding patio door to conservatory. Radiator. Wood effect flooring.

CONSERVATORY

Double glazed windows, door and sliding patio door to rear garden. Floor tiling. Power and light.

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Space for dishwasher and range style oven (with extractor above). Cupboard housing gas fired boiler. Wall and floor tiling. Recessed spotlighting to ceiling. Open access to:

UTILITY ROOM

Double glazed window and part opaque double glazed door to side aspect. Wall and floor tiling. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Space for washing machine and American style fridge/freezer. Floor tiling. Recessed spotlighting to ceiling.

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling.



FIRST FLOOR

LANDING

Double glazed window to front and two double glazed windows to side aspect. Radiator. Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator. Door to:

EN-SUITE SHOWER ROOM (1)

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Extractor. Recessed spot lighting to ceiling. Heated towel rail.

BEDROOM 2

Double glazed window to side aspect. Radiator. Door to:

EN-SUITE SHOWER ROOM (2)

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, WC with concealed cistern and pedestal wash hand basin with mixer tap. Wall tiling. Radiator. Recessed spot lighting to ceiling. Extractor.

BEDROOM 3

Double glazed windows to either side aspect. Radiator.

BEDROOM 4

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

BEDROOM 5

Double glazed window to rear aspect. Radiator.



BEDROOM 6

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side 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. Heated towel rail. Recessed spot lighting to ceiling. Extractor.

OUTSIDE

REAR GARDEN

Block paved patio seating area with low level wall enclosure and step up to mainly lawned garden. Various shrubs. Garden shed. Enclosed by fencing and walling with gated side access.

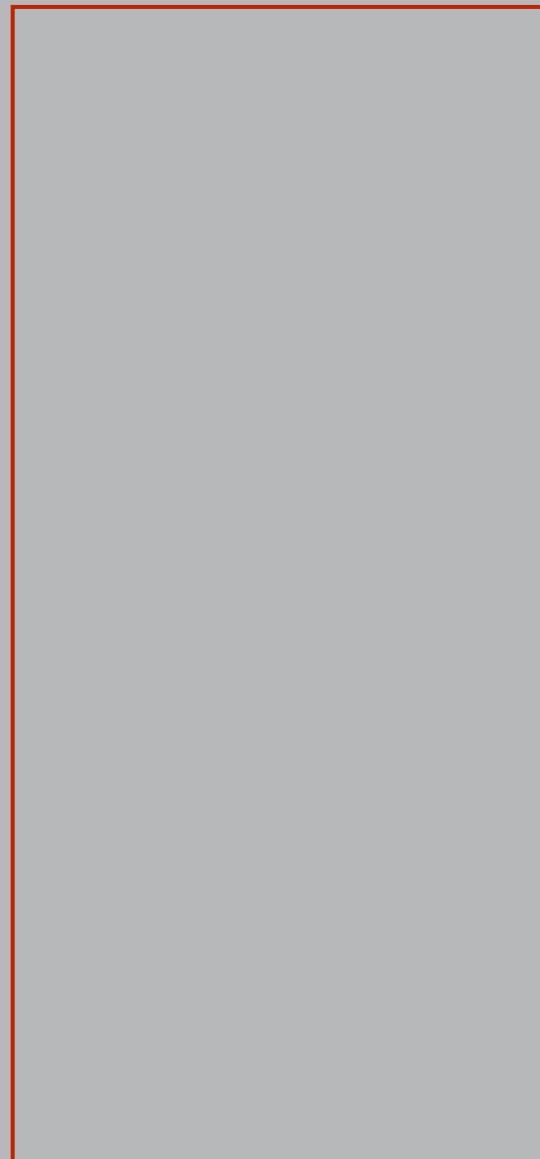
DOUBLE GARAGE

Remote controlled electric up and over door. Window to front aspect. Power and light.

OFF ROAD PARKING

Right of access to block paved driveway providing off road parking.

Current Council Tax Band:







Approximate Area = 2266 sq ft / 210.5 sq m

Garage = 271 sq ft / 25.1 sq m

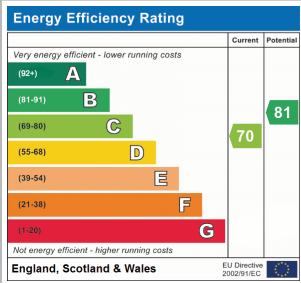
Total = 2537 sq ft / 235.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Viewing by appointment only

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