



Fry Grove

Flitwick,
Bedfordshire, MK45 1GJ
£725,000

country
properties

Offering approx. 2,015 sq.ft of accommodation (plus. garage), this beautifully presented detached family residence is situated within a popular modern development towards the town outskirts. The ground floor accommodation radiates off a spacious central reception hall, with three separate receptions including a 19ft living room with French doors to rear plus two further bay fronted rooms with the versatility to fit your lifestyle (home office/playroom and cosy snug/TV room perhaps?) With a range of integrated appliances and granite work surfaces to enhance the sleek design, the fitted kitchen includes space to dine with a useful utility allowing laundry to be tucked away, and there is a guest cloakroom/WC. There are five well-proportioned bedrooms on the first floor, the principal with four piece en-suite including bath and separate shower, plus an additional en-suite shower room to bedroom 2 and a four piece family bath/shower room. The enclosed rear garden enjoys a south-westerly aspect, whilst parking is provided via the adjacent driveway and detached garage. Nearing countryside walks on the edge of town, the property is also within just 1 mile of its centre with mainline rail station and a range of further amenities. EPC Rating: B.

- 19ft living room with French doors to rear
- Two further bay fronted receptions
- Fitted kitchen/dining room with a range of integrated appliances (as stated)
- Utility room plus cloakroom/WC
- Five bedrooms (two with en-suite facilities)
- Four piece family bathroom
- Rear garden with south-westerly aspect
- Adjacent garage & driveway parking



GROUND FLOOR

RECEPTION HALL

Accessed via front entrance door with opaque double glazed inserts, matching sidelights and canopy over. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Glazed door to living room. Further doors to kitchen/dining room, family room, snug and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Extractor. Recessed spotlighting to ceiling. Wood effect flooring.

LIVING ROOM

Double glazed French doors to rear aspect with matching double glazed sidelights and top openers. Two radiators. Wood effect flooring. Glazed double doors to:

KITCHEN/DINING ROOM

Double glazed window and French doors with matching sidelights and top openers to rear aspect. A range of base and wall mounted units with granite work surface areas incorporating 1½ bowl sink with mixer tap and five ring gas hob with extractor over, extending to create a peninsula breakfast bar. Built-in electric double oven. Integrated dishwasher and fridge/freezer. Space for American style fridge/freezer. Two radiators. Wood effect flooring. Recessed spotlighting to ceiling. Door to:

UTILITY ROOM

A range of base and wall mounted units with granite work surface area incorporating sink with mixer tap. Integrated washing machine. Space for tumble dryer. Radiator. Wood effect flooring. Wall mounted fuse box. Part double glazed door to side aspect.

STUDY/FAMILY ROOM

Walk-in bay with double glazed windows to front aspect. Radiator. Wood effect flooring.

SNUG

Walk-in bay with double glazed windows to front aspect. Radiator. Wood effect flooring.

FIRST FLOOR

LANDING

Recessed spotlighting to ceiling with hatch to loft. Radiator. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Two radiators. Fitted wardrobes with mirrored sliding doors. Door to:

EN-SUITE BATHROOM

Opaque double glazed window to front aspect. Four piece suite comprising: Bath with mixer tap/shower attachment, walk-in shower with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail. Shaver socket. Extractor. Wood effect flooring.



BEDROOM 2

Double glazed window to rear aspect. Radiator. Fitted wardrobe with mirrored sliding doors. Door to:

EN-SUITE SHOWER ROOM

Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling. Wood effect flooring.

BEDROOM 3

Double glazed window to rear aspect. Radiator. Fitted wardrobes with mirrored sliding doors.

BEDROOM 4

Double glazed window to front aspect. Radiator. Fitted wardrobes with mirrored sliding doors.

BEDROOM 5

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Four piece suite comprising: Bath with mixer tap/shower attachment, walk-in shower with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail. Shaver socket. Extractor. Wood effect flooring. Built-in cupboard.

OUTSIDE

FRONT GARDEN

Central paved pathway leading to front entrance door with shrub beds to either side. Outside lighting.



REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a paved patio area with pathway extending alongside the garage to a further rear patio. Remainder laid to lawn with shrub borders. Outside lighting and cold water tap. Enclosed by fencing with gated side access.

GARAGE

Brick-built garage with pitched, tiled roof. Power and light. Eaves storage. Part double glazed courtesy door to rear garden.

OFF ROAD PARKING

Driveway to side providing off road parking and access to garage.

Current Council Tax Band: F.
Estate/Management Charge: £145 per annum approx. (TBC).

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.



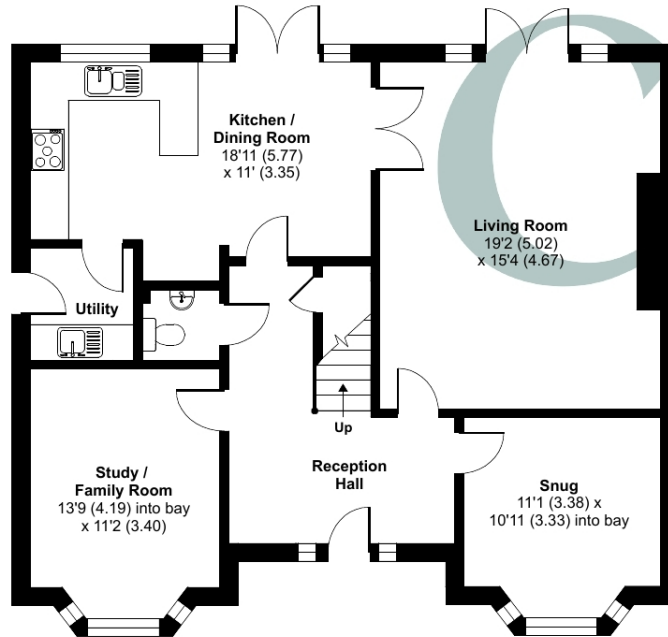
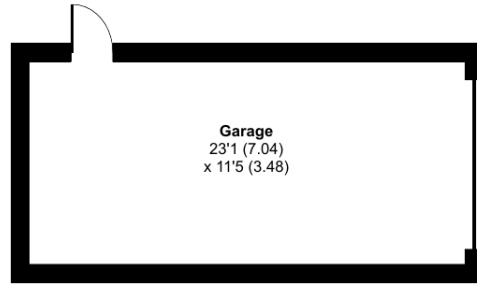


Approximate Area = 2015 sq ft / 187.1 sq m

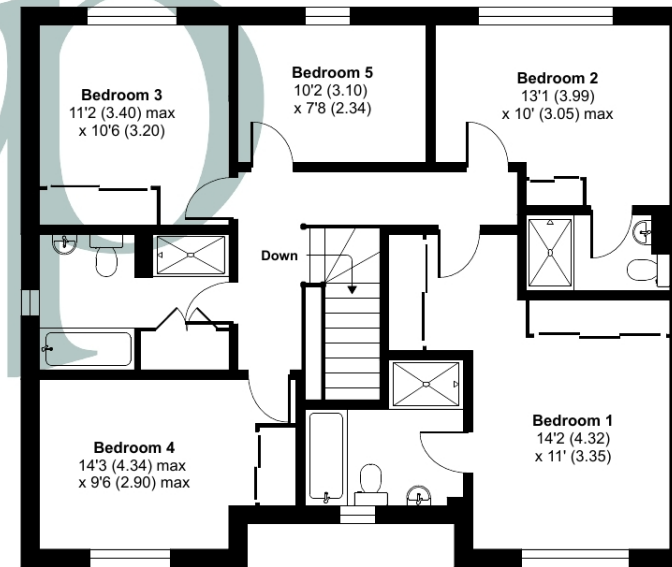
Garage = 275 sq ft / 25.5 sq m

Total = 2290 sq ft / 212.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Country Properties. REF: 1201334

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(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	

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

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