



**Hayfield Close**  
Flitton,  
Bedfordshire, MK45 5FH  
**£1,250,000**

country  
properties

Built in 2021, this detached family residence is approached via a private driveway shared between just three homes and offers over 4,000 sq.ft of accommodation (inc. garage). With contemporary styling throughout, this beautifully presented three-storey home features a most impressive triple-height reception hall with galleried landings above, and a stunning 37ft open plan kitchen/dining/family room with a range of integrated appliances adding to the streamlined finish. Sure to be the hub of the home, this wonderful open plan space also benefits from bi-fold doors leading to the rear garden, as do the spacious multi aspect living room and separate playroom/dining room, allowing entertaining to spill effortlessly into the rear garden. In addition there is a further bay fronted reception room (a great space for those working from home) plus a useful utility and guest cloakroom/WC. There are four double bedrooms to the first floor, all of which feature en-suite shower rooms, plus a stylish family bathroom. The second floor offers versatile additional space with two rooms which could be utilised as further bedrooms (one with en-suite and dressing room) or would make a great entertainment/games room plus additional study. Ample parking is provided via the block paved driveway and double garage with twin electric doors. EPC Rating: B.



- NO UPPER CHAIN
- Spacious living room with bi-fold doors to garden
- Separate playroom/dining room and study
- Fabulous 37ft kitchen/dining/family room
- Useful utility & guest cloakroom/WC
- Six bedrooms (five with en-suite facilities)
- Stylish family bathroom
- Underfloor heating to ground floor, radiators to first & second floors
- Double garage with electric doors
- Desirable village location

## LOCATION

The charming Mid Bedfordshire village of Flitton has two public houses/eateries and an historic Church as well as great countryside walks nearby. Hayfield Close is situated on the border of the two villages, which together form the parish of Flitton and Greenfield, and provide a village hall with recreation ground. The property is within 0.4 miles of Greenfield's highly regarded Lower School, whilst Bedford's private Harpur Trust schools are within 12 miles. Commuters are well served via the mainline rail station at nearby Flitwick (approx. 2 miles) which provides a rail service to London St Pancras within 40 minutes approx. The historic Georgian market town of Ampthill lies approx. 4 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland whilst the city of Milton Keynes is within 19 miles.

## GROUND FLOOR

### RECEPTION HALL

Accessed via open porch and front entrance door with opaque double glazed insert and matching side panels. Impressive triple height hallway with skylight and stairs to first and second floor galleried landings with oak framed glazed balustrade. Built-in storage. Tiled floor with underfloor heating. Recessed spotlighting to ceiling. French doors to living room and playroom/dining room. Further doors to study, kitchen/dining/family room and to:

### GUEST CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Wall mounted mirror with lighting. Wall and floor tiling. Recessed spotlighting to ceiling. Underfloor heating. Heated towel rail.

## LIVING ROOM

Triple aspect via double glazed window to front, two double glazed windows to side and double glazed bi-fold doors to rear. Integrated speaker system. Underfloor heating.

## STUDY

Double glazed bay window to front aspect. Underfloor heating.

## PLAYROOM/DINING ROOM

Double glazed bi-fold doors to rear aspect. Underfloor heating.

## KITCHEN/DINING/FAMILY ROOM

Multi aspect via double glazed window to front, two double glazed windows to side, double glazed window to rear and double glazed bi-fold doors to garden. Part vaulted ceiling with four skylights. A range of base and wall mounted units with quartz work surface areas incorporating stainless steel sink with mixer tap. Built-in Neff oven bank. Integrated refrigerator, freezer, dishwasher and twin wine coolers. Island unit providing additional storage and inset induction hob with extractor. Integrated speaker system. Recessed spotlighting to ceiling. Tiled floor with underfloor heating.

## UTILITY ROOM

Double glazed door to rear aspect. A range of base and wall mounted units with quartz work surface area incorporating sink with mixer tap. Wall mounted gas fired boiler. Integrated washing machine and tumble dryer. Tiled floor. Recessed spotlighting to ceiling.



## FIRST FLOOR

### GALLERIED LANDING

Double glazed window to front aspect. Radiator. Recessed spotlighting to ceiling. Built-in airing cupboard housing water tank. Doors to four bedrooms and family bathroom.

### BEDROOM 1

Dual aspect via double glazed windows to front and side. Radiator. Integrated speaker system. Doors to en-suite shower room and to:

### DRESSING ROOM

Double glazed window to front aspect. Radiator.

### EN-SUITE SHOWER ROOM (1)

Opaque double glazed window to rear aspect. Four piece suite comprising: Walk-in shower, close coupled WC and twin wash hand basins set on wall hung drawer unit. Wall and floor tiling. Wall mounted mirror with lighting. Heated towel rail. Recessed spotlighting to ceiling.

### BEDROOM 2

Two double glazed windows to rear aspect. Radiator. Door to:

### EN-SUITE SHOWER ROOM (2)

Opaque double glazed window to rear aspect. Three piece suite comprising: Walk-in shower, close coupled WC and wash hand basin with storage beneath. Wall and floor tiling. Wall mounted mirror with lighting. Heated towel rail.

### BEDROOM 3

Dual aspect via double glazed windows to front and side. Radiator. Door to:



### EN-SUITE SHOWER ROOM (3)

Opaque double glazed window to rear aspect. Three piece suite comprising: Walk-in shower, close coupled WC and wash hand basin with storage beneath. Wall and floor tiling. Wall mounted mirror with lighting. Heated towel rail. Recessed spotlighting to ceiling.

### BEDROOM 4

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

### EN-SUITE SHOWER ROOM (4)

Three piece suite comprising: Walk-in shower, close coupled WC and wash hand basin with storage beneath. Wall and floor tiling. Wall mounted mirror with lighting. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

### FAMILY BATHROOM

Opaque double glazed window to front aspect. Four piece suite comprising: Double ended bath with mixer tap/shower attachment, close coupled WC and twin wash hand basins set on wall hung drawer unit. Wall and floor tiling. Recessed spotlighting to ceiling. Wall mounted mirror with lighting. Heated towel rail.

### SECOND FLOOR

#### GALLERIED LANDING (2)

Skylight. Recessed spotlighting to ceiling. Built-in storage cupboard. Doors to both bedrooms.

#### BEDROOM 5

Two skylights. Radiator. Eaves storage. Doors to en-suite shower room and to:

#### DRESSING ROOM (2)

Skylight. Eaves storage.

#### EN-SUITE SHOWER ROOM (5)

Skylight. Four piece suite comprising: Walk-in shower, close coupled WC and twin wash hand basins set on wall hung drawer unit. Wall and floor tiling. Wall mounted mirror with lighting. Heated towel rail.

#### BEDROOM 6/STUDY

Two skylights. Radiator.

### OUTSIDE

#### FRONT GARDEN

Paved pathway leading to front entrance door, with lawn areas to either side and gravel borders.

#### REAR GARDEN

Paved patio area. Mainly laid to lawn. Outside lighting. Enclosed by fencing. Gated side access.

#### DOUBLE GARAGE

Electrically operated twin up and over doors. Opaque glazed personal door to side aspect. Power and light. Outside lighting.

#### OFF ROAD PARKING

Block paved driveway providing off road parking for approx. four vehicles.

Current Council Tax Band: G.

Estate/Management Charge: £350 per annum (TBC).



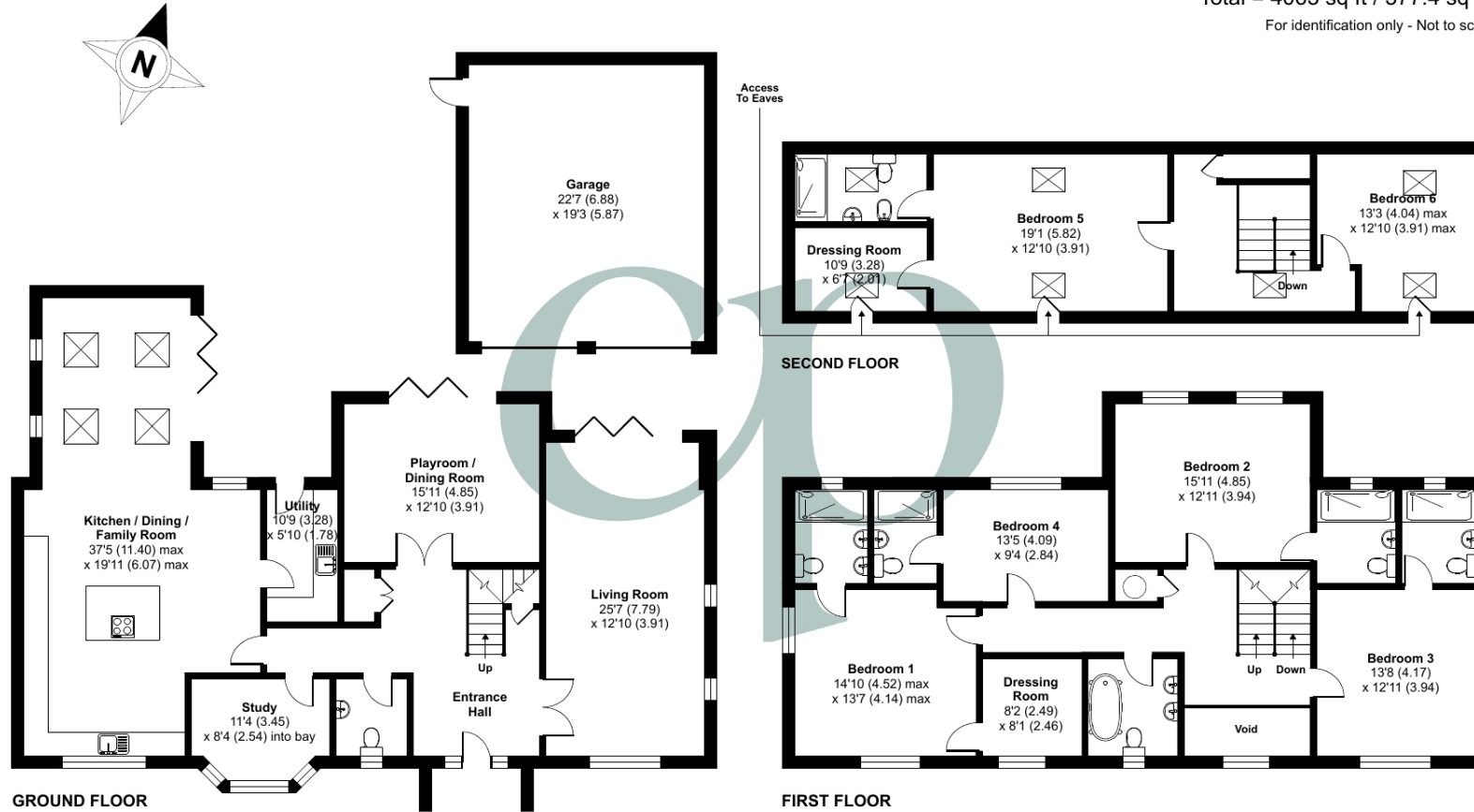


Approximate Area = 3625 sq ft / 336.7 sq m (excludes void)

Garage = 438 sq ft / 40.6 sq m

Total = 4063 sq ft / 377.4 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). © nlicom 2024. Produced for Country Properties. REF: 1190371

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Viewing by appointment only

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