



Ryder Way

Flitwick,
Bedfordshire, MK45 1GN
£475,000

country
properties

Set on a popular, modern development towards the town outskirts, this semi detached town house offers beautifully presented accommodation over three floors. The ground floor accommodation radiates off a spacious hallway to include a guest cloakroom/WC, fitted kitchen/breakfast room with a range of integrated appliances (as stated), and living room with feature media/storage wall and French doors to rear. There are three bedrooms to the first floor along with a stylish family bathroom, whilst the principal bedroom suite with shower room occupies the entire second floor. The enclosed rear garden includes paved and decked seating areas, and parking is provided via the adjacent garage and driveway. The mainline rail station and further town centre amenities are within 0.8 miles. EPC Rating: B.

- Popular modern development
- Living room with feature media/storage wall
- Fitted kitchen/breakfast room with integrated appliances (as stated)
- Guest cloakroom/WC
- Three first floor bedrooms plus family bathroom
- Second floor principal bedroom suite with shower room
- Enclosed rear garden
- Adjacent garage & driveway parking



GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed insert and canopy porch over. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Doors to kitchen/breakfast room, living room and to:

CLOAKROOM/WC

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

KITCHEN/BREAKFAST ROOM

Double glazed window to front aspect. A range of base and wall mounted units with underlighting and work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in double oven with five ring gas hob and extractor over. Integrated dishwasher, washing machine and fridge/freezer. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

LIVING ROOM

Double glazed French doors to rear aspect with matching sidelights and top openers. Feature media/storage wall incorporating storage cabinets with open shelving, lighting and television display niche above. Wood effect flooring. Radiator.

FIRST FLOOR

LANDING

Built-in airing cupboard housing water tank, plus separate storage cupboard. Recessed spotlighting to ceiling. Doors to inner landing, three bedrooms and family bathroom.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

BEDROOM 4

Double glazed window to rear aspect. Radiator.



FAMILY BATHROOM

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

INNER LANDING

Double glazed window to front aspect. Stairs to second floor.

SECOND FLOOR

BEDROOM 1

Double glazed window to front aspect. Double glazed skylight. Radiator. Door to:

EN-SUITE SHOWER ROOM

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

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Lawn area. Shrub border. Outside light.



REAR GARDEN

Immediately to the rear of the property is a paved patio area with pathway extending to the garage courtesy door. Remainder mainly laid to lawn with shrub border. Timber decked seating area at rear. Outside light, power point and cold water tap. Enclosed by timber fencing with gated side access.

GARAGE

Brick-built garage with pitched, tiled roof. Metal up and over door. Power and light. Part double glazed courtesy door to side aspect.

OFF ROAD PARKING

Driveway to side providing off road parking for two vehicles and access to garage.

Current Council Tax Band: D.

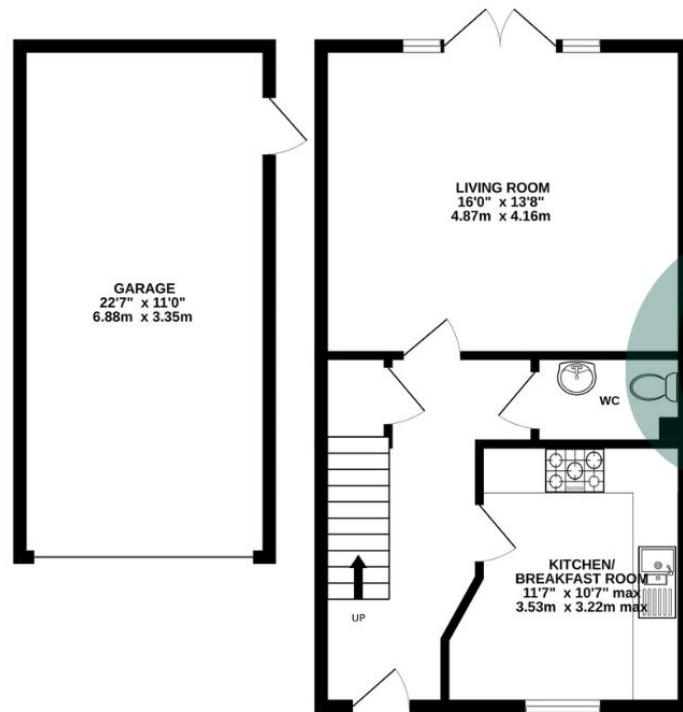
Estate/Management Charge: TBC.

A one-off payment to the Management Company of approx. £730 (TBC) will be required upon completion of purchase, to include a Certificate of Compliance.

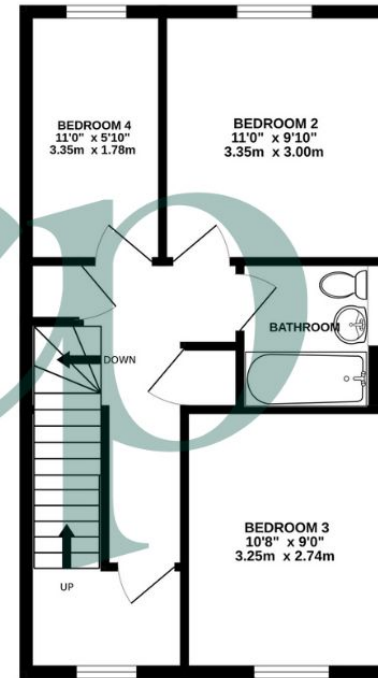




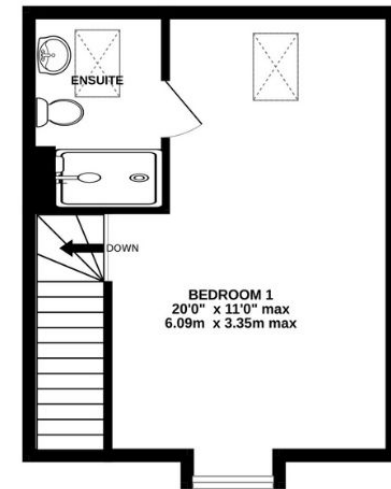
GROUND FLOOR



1ST FLOOR



2ND 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A	85	85	
(81-91)	B			
(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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