



# Kingfisher Road

Flitwick,  
Bedfordshire, MK45 1RA  
**Offers Over £500,000**

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This four bedroom detached family home is pleasantly positioned at the end of a cul-de-sac, opposite the historic Mount. The well proportioned accommodation includes an open plan kitchen/dining room (18'10" x 17' max) with a range of integrated appliances (as stated), and living room with log burning stove and French doors to rear. The former garage has been converted to provide a versatile additional room (playroom, gym or office perhaps?) and there is also a useful utility and cloakroom/WC. All of the bedrooms are doubles and feature fitted storage, with the principal bedroom also having the benefit of an en-suite bathroom, and there is a family bath/shower room with four piece suite. Not overlooked to rear, the enclosed garden enjoys a south-easterly aspect, and off road parking is provided via the block paved frontage. The town centre amenities, including mainline rail station, are within 0.7 miles. EPC Rating: D.

- Living room with log burner and French doors to rear
- Spacious kitchen/dining room - 18'10" x 17' (max)
- Garage converted to create optional gym/playroom/office
- Ground floor cloakroom/WC plus utility
- Four double bedrooms (principal with en-suite bathroom)
- Four piece family bath/shower room
- Block paved parking
- Enclosed rear garden with south-easterly aspect



## GROUND FLOOR

### ENTRANCE HALL

Accessed via open porch and front entrance door with opaque double glazed leaded light effect inserts. Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Recessed spotlighting to ceiling. Wood effect flooring. Doors to living room, kitchen/dining room, playroom/gym, utility room and to:

### CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Heated towel rail. Tile effect flooring.

### LIVING ROOM

Double glazed picture window and French doors to rear aspect. Feature log burning stove set on hearth. Wood effect flooring. Vertical radiator.

### KITCHEN/DINING ROOM

Two double glazed windows to front aspect. Opaque double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and six burner gas hob with extractor over, extending to create a peninsula breakfast bar. Built-in double electric oven. Integrated dishwasher and refrigerator. Space for upright fridge and freezer. Radiator. Recessed spotlighting to ceiling. Breakfast bar.

### UTILITY ROOM

Opaque double glazed window to front aspect. Sink and drainer unit. Space for washing machine and tumble dryer. Tiled splashbacks. Wood effect flooring.

### PLAYROOM/GYM (FORMER GARAGE)

Dual aspect via double glazed windows to side and rear. Radiator. Wood effect flooring.

## FIRST FLOOR

### LANDING

Opaque double glazed window to side aspect on stairway. Hatch to loft with pull-down ladder. Recessed spotlighting to ceiling. Doors to all bedrooms and family bathroom.





## BEDROOM 1

Two double glazed windows to rear aspect. Fitted wardrobes. Two radiators. Built-in airing cupboard. Door to:

## EN-SUITE BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling.

## BEDROOM 2

Two double glazed windows to front aspect. Fitted wardrobes. Two radiators.

## BEDROOM 3

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

## BEDROOM 4

Double glazed window to front aspect. Fitted wardrobes. Radiator.

## FAMILY BATH/SHOWER ROOM

Four piece suite comprising: Bath with mixer tap/shower attachment, shower cubicle with shower unit, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail. Extractor. Wood effect flooring.





## OUTSIDE

### REAR GARDEN

South-easterly aspect. Paved patio area with steps leading down to lawn. Vegetable patch. Rockery and shrub borders. Steps down to lower patio with greenhouse and garden shed. Enclosed by brick walling, timber fencing and mature trees. Gated side access.

### OFF ROAD PARKING

Block paved frontage providing off road parking.

Current Council Tax Band: D.



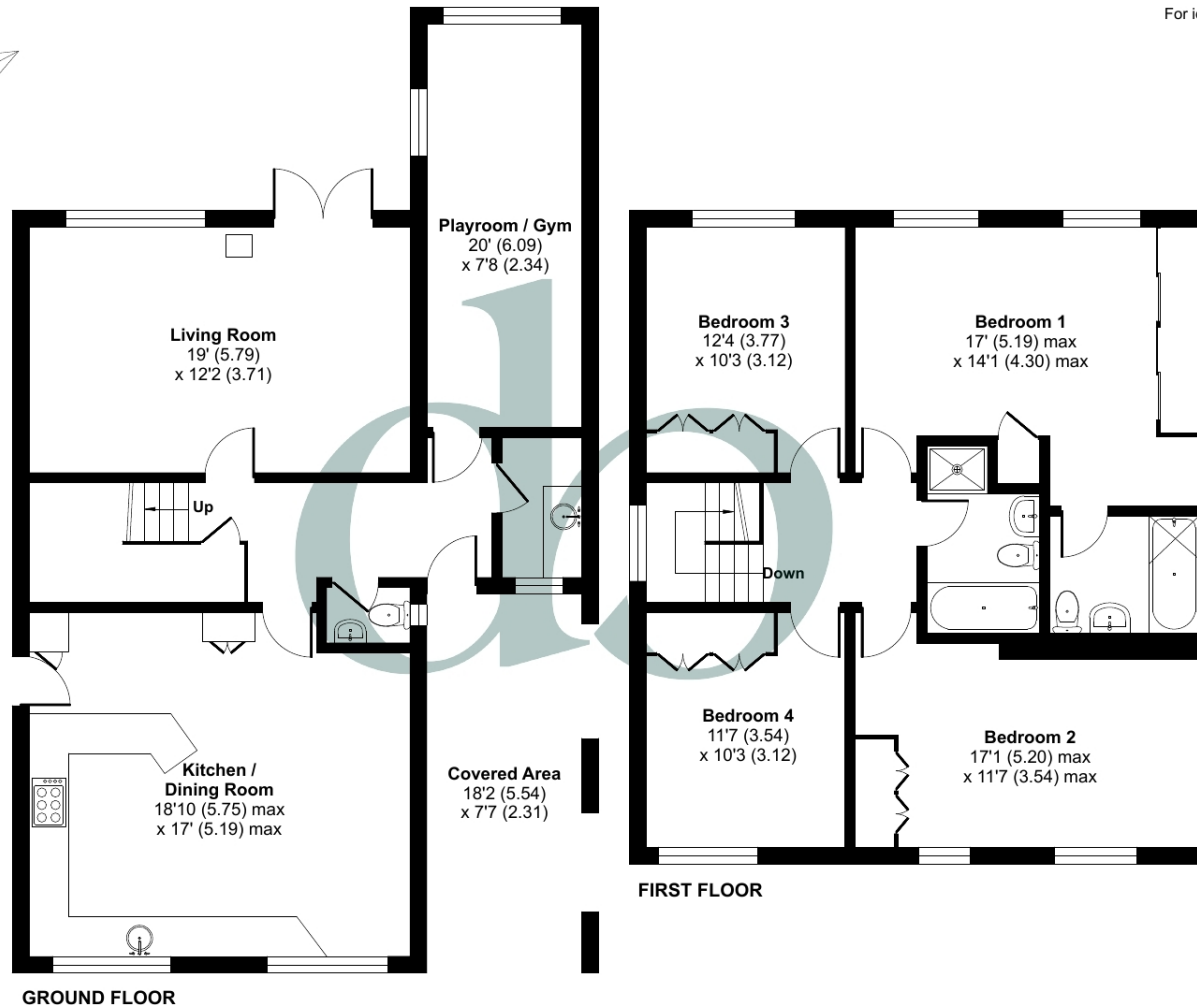




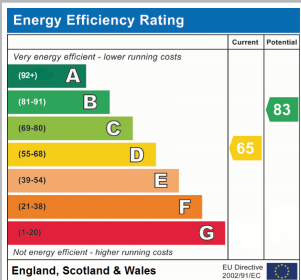


Approximate Area = 1746 sq ft / 162.2 sq m (excludes covered area)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1294043



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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