



# James Place

Flitwick,  
Bedfordshire, MK45 1GW  
£385,000

country  
properties

This modern, three storey townhouse is conveniently situated for access to the town centre amenities (just a 0.2 mile walk to the mainline rail station). The ground floor features a fitted kitchen with a range of integrated appliances (as stated), cloakroom/WC and living/dining room with French doors to the enclosed rear garden with southerly aspect. The principal bedroom suite with dressing area and wet room is located on the first floor, along with the fourth bedroom/optional study, whilst there are two double bedrooms on the second floor with family bathroom. Off road parking for two vehicles is provided to the front of the property. EPC Rating: B.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect inserts and canopy porch over. Radiator. Stairs to first floor landing. Herringbone style wood effect flooring. Doors to kitchen, living/dining room and to:

### CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Radiator. Herringbone style wood effect flooring.

### KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Tiled splashbacks. Built-in oven and induction hob with extractor over. Integrated dishwasher and fridge/freezer. Space for washing machine. Wall mounted gas fired boiler. Herringbone style wood effect flooring. Recessed spotlighting to ceiling.

### LIVING/DINING ROOM

Double glazed French doors to rear aspect with matching sidelights. Radiator. Herringbone style wood effect flooring. Built-in under stairs storage cupboard.

## FIRST FLOOR

### FIRST FLOOR LANDING

Radiator. Stairs to second floor landing. Doors to two bedrooms.

### BEDROOM 1

Two double glazed windows to rear aspect. Opaque double glazed window to side aspect. Two radiators. Open access to:

### DRESSING AREA

Door to:

### EN-SUITE WET ROOM

Opaque double glazed window to front aspect. Shower area with wall mounted shower unit. Close coupled WC. Pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.



## BEDROOM 4/STUDY

Double glazed window to front aspect.  
Radiator.

## SECOND FLOOR

### SECOND FLOOR LANDING

Hatch to part boarded loft with ladder. Doors to two bedrooms and family bathroom.

### BEDROOM 2

Two double glazed windows to front aspect.  
Radiator.

### BEDROOM 3

Two double glazed windows to rear 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 spotlighting to ceiling. Extractor.

## OUTSIDE

### REAR GARDEN

Southerly aspect. Lawn area. Garden shed.  
Enclosed by fencing with gated side access.

## OFF ROAD PARKING

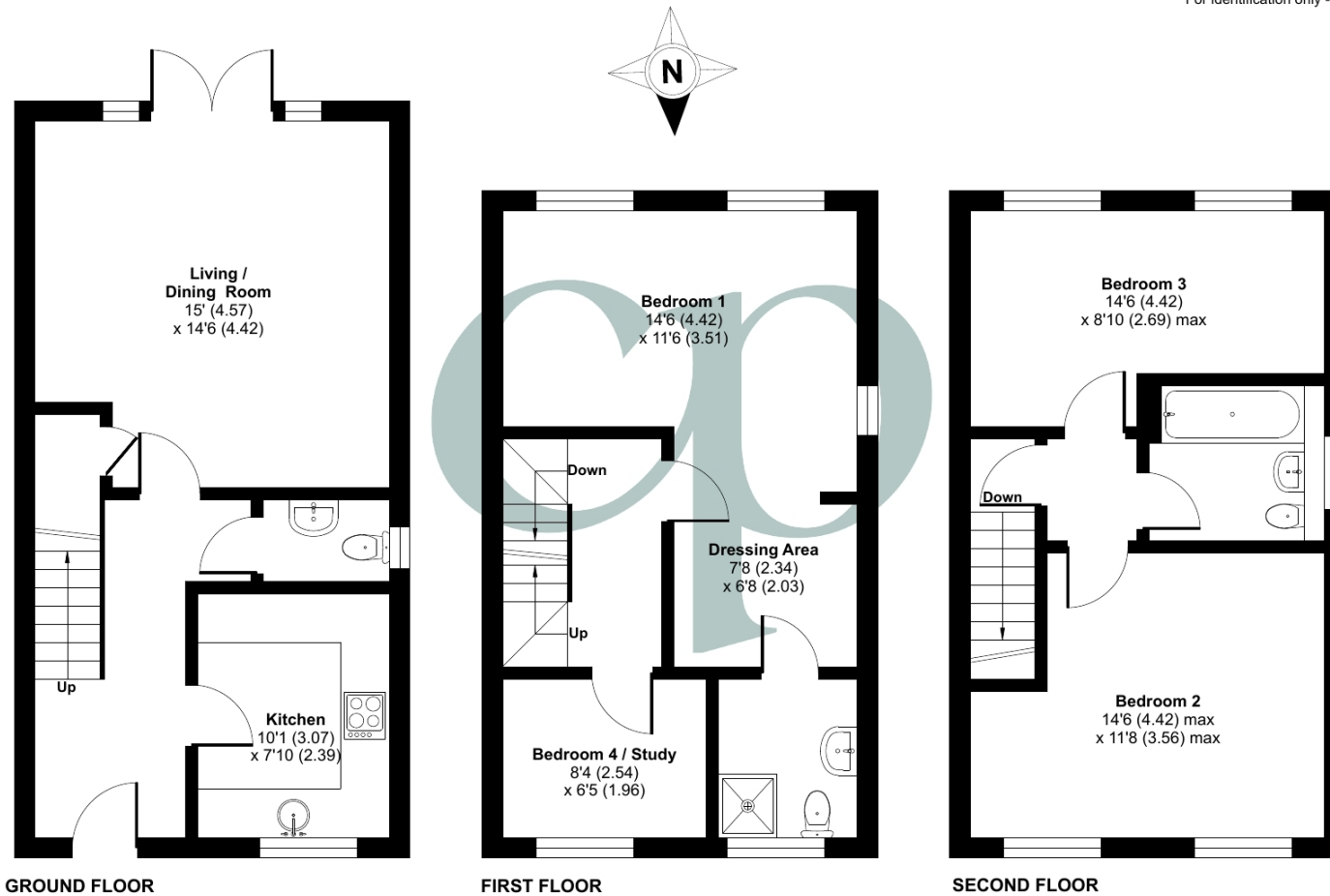
Block paved driveway to front of property providing off road parking for two vehicles.  
Slate chipped border.

Current Council Tax Band: D.  
Estate/Management Charge: £300 per annum approx. (TBC).



Approximate Area = 1169 sq ft / 108.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	95
(81-91)	<b>B</b>	85
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1125616

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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