



Beaumont Road

Flitwick,
Bedfordshire, MK45 1AL
£390,000

country
properties

With the advantage of no upper chain, garage and driveway parking, this three bedroom townhouse is set within a convenient location, just 0.4 miles from the town centre amenities (including mainline rail station). The ground floor accommodation leads off a central hallway to include a spacious, bay fronted living room with neutral décor providing a blank canvas for you to add your personal touch. The stylish kitchen/dining room provides ample storage and a range of integrated appliances (as stated). Sure to be the hub of the home, this generous space features a breakfast island for casual dining and bi-fold doors seamlessly connecting the outside space, great for entertaining family and friends. A separate utility provides practicality for laundry needs. On the first floor, you'll find two bedrooms and a family bathroom, whilst the impressive principal bedroom suite occupies the entire second floor, with built-in storage and a private shower room. Enjoying a south-easterly aspect, the part walled, landscaped rear garden is designed with ease of maintenance in mind with a raised decked area creating the ideal spot for outdoor relaxation. EPC: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and canopy porch over. Double glazed window to side aspect. Radiator. Wood effect flooring. Stairs to first floor landing. Doors to kitchen/dining room, utility room and to:

LIVING ROOM

Walk-in bay with double glazed windows to front aspect. Two radiators.

KITCHEN/DINING ROOM

Double glazed bi-fold doors to rear aspect. Part vaulted ceiling with two skylights. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap, and gas hob with extractor over. Built-in double oven. Integrated dishwasher and fridge/freezer. Island unit providing additional storage with breakfast bar seating area. Two feature vertical radiators. Recessed spotlighting to ceiling. Wood effect flooring.

UTILITY ROOM

Opaque double glazed window to side aspect. Wall mounted wash hand basin with tiled splashback. Space and plumbing for washing machine. Radiator. Wood effect flooring. Hatch to roof void.

FIRST FLOOR LANDING

Double glazed window to side aspect. Radiator. Doors to two bedrooms and family bathroom.

BEDROOM 2

Double glazed window to front aspect. Radiator. Built-in wardrobe.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

FAMILY 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 with mixer tap. Wall tiling. Heated towel rail.

SECOND FLOOR

SECOND FLOOR LANDING

Door to:

BEDROOM 1

Triple aspect via double glazed windows to front, side and rear. Three radiators. Two built-in wardrobes, plus storage cupboard. Three radiators. Hatch to roof void. Door to:



EN-SUITE SHOWER ROOM

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

OUTSIDE

LANDSCAPED REAR GARDEN

South-easterly aspect. Mainly laid to paving and decorative slate chippings for ease of maintenance with raised decked seating area. Feature raised beds. Enclosed by brick walling and timber fencing with gated side access.

GARAGE

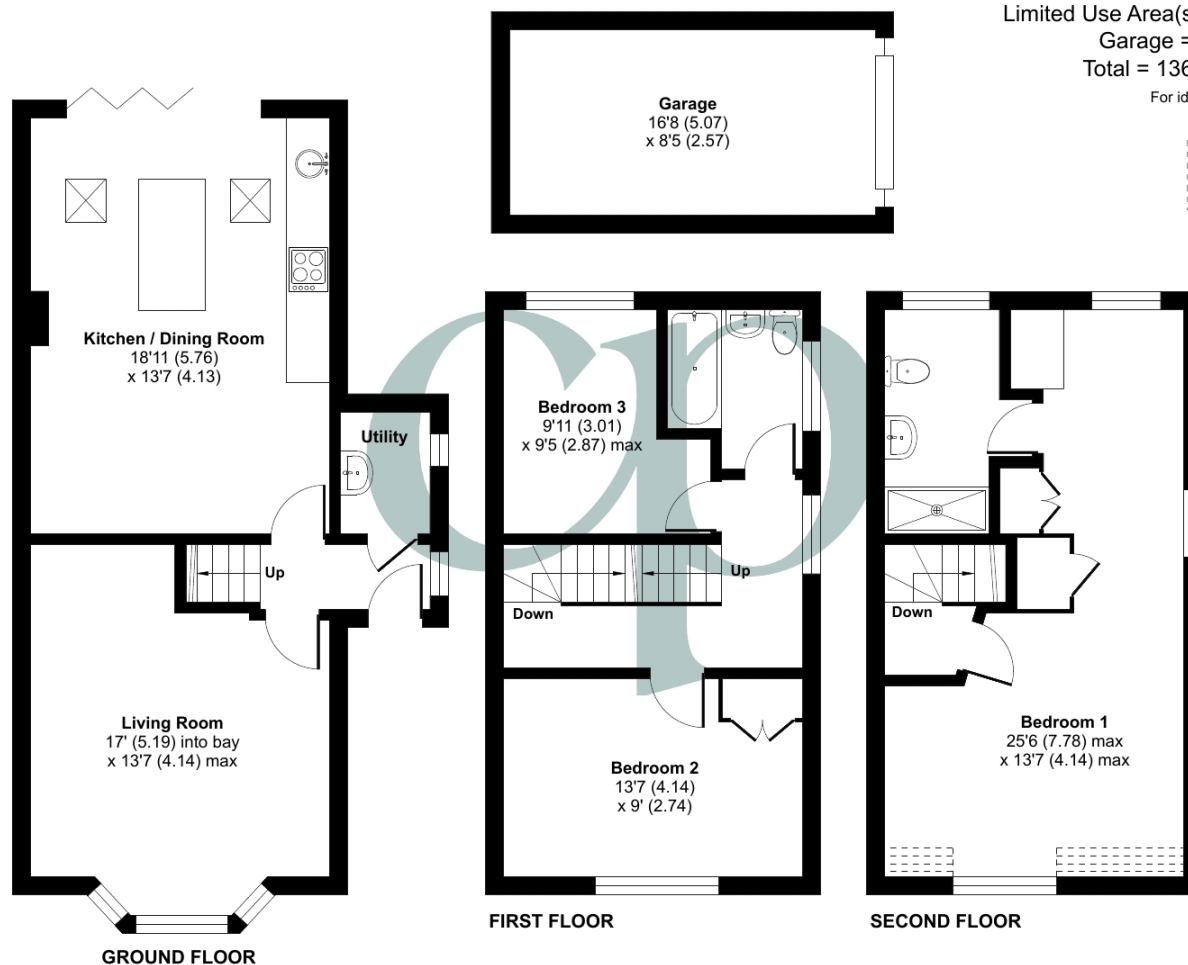
Up and over door. Power.

OFF ROAD PARKING

Driveway to rear providing off road parking for one vehicle, and access to garage.

Current Council Tax Band: D.





Approximate Area = 1209 sq ft / 112.3 sq m
Limited Use Area(s) = 11 sq ft / 1 sq m
Garage = 140 sq ft / 13 sq m
Total = 1360 sq ft / 126.3 sq m
For identification only - Not to scale

Denotes restricted
head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78 82
(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		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1370735

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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

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