



Byron Crescent

Flitwick,
Bedfordshire, MK45 1PY
£425,000

country
properties

Set in a corner position towards the outskirts of town, yet within just 0.5 miles of the mainline rail station and further amenities at its heart, this link-detached home is offered for sale with the benefit of no upper chain. Entering into a spacious hallway with adjacent cloakroom/WC, the well presented accommodation includes a 24ft dual aspect living/dining room and open plan kitchen/breakfast/family room with integrated appliances and bi-fold doors to the enclosed rear garden. The former garage has been part converted to create a useful utility room, whilst retaining handy storage space with electric roller door to front. There are three bedrooms to the first floor, along with a modern family bathroom. Parking is provided via the block paved driveway with electric vehicle charging point. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts. Stairs to first floor landing. Radiator. Part wood effect flooring. Recessed spotlighting to ceiling. Doors to living/dining room and to:

CLOAKROOM/WC

Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap. Wall tiling. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

LIVING/DINING ROOM

Dual aspect via double glazed windows to front and rear. Two radiators. Recessed spotlighting to ceiling. Door to:

KITCHEN/BREAKFAST/FAMILY ROOM

Double glazed window and bi-fold doors to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Wall tiling. Built-in oven and hob with extractor over. Integrated refrigerator and dishwasher. Two radiators. Recessed spotlighting to ceiling. Door to:

UTILITY ROOM

Work surface area incorporating sink and drainer with mixer tap and storage cupboard beneath. Space for washing machine, tumble dryer and fridge/freezer. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Built-in storage cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Recessed spotlighting to ceiling.

BEDROOM 3

Double glazed window to front aspect. Radiator.



FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment and rainfall style shower head over, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area leading to lawn. Part laid to decorative slate chippings. Pond. Various trees and shrubs. Garden shed. Outside lighting, power point and cold water tap. Enclosed by fencing with gated side access.

PART CONVERTED GARAGE/STORE

Electric roller door. Wall mounted gas fired boiler. Power and light.

OFF ROAD PARKING

Block paved driveway providing off road parking. Slate chipped border. Various shrubs. Outside lighting. Electric vehicle charging point. Gated side access to rear garden.

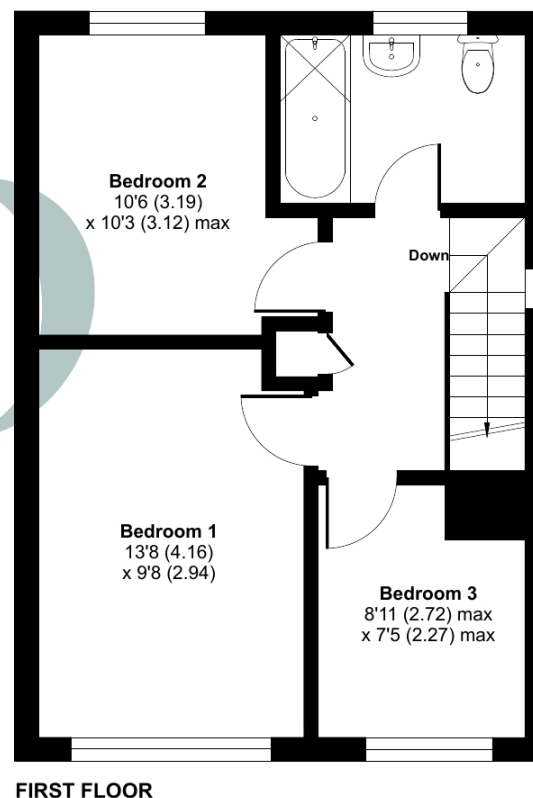
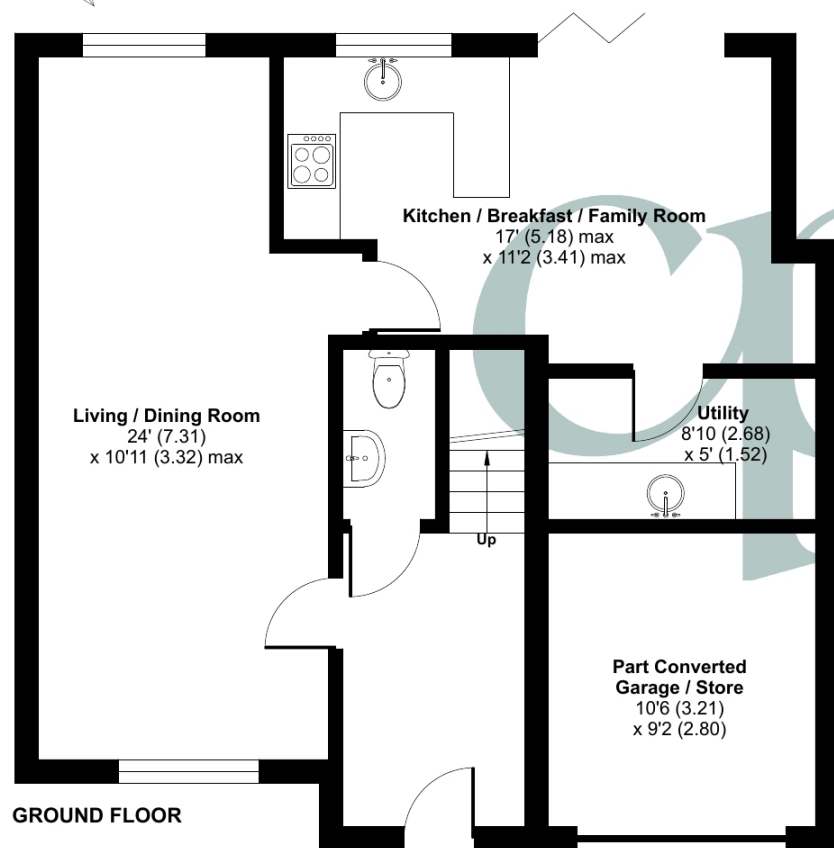
Current Council Tax Band: D.





Approximate Area = 992 sq ft / 92.1 sq m
Part Converted Garage / Store = 95 sq ft / 8.8 sq m
Total = 1087 sq ft / 100.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	66
(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). © n̄checom 2025. Produced for Country Properties. REF: 1303529

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Viewing by appointment only

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