



Robin Close

Flitwick,
Bedfordshire, MK45 1NT
£360,000

country
properties

With the benefit of no upper chain, this semi-detached home is situated in the popular 'Birds' area of town and presents an excellent opportunity for growing families or first-time buyers. The accommodation includes a fitted kitchen plus a 19'4" living/dining room with direct access to the south-westerly facing rear garden – the perfect spot for al-fresco dining, gardening, or simply unwinding after a long day. Upstairs, you'll find three good-sized bedrooms and a family bathroom. Convenient parking is provided via the block paved driveway, in addition to a garage offering additional parking or storage options. Convenient for local amenities, the lower school and Millenium Park are just 0.2 miles, with the further town centre amenities including large supermarket and mainline rail station within 0.4 miles on foot. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via part opaque double glazed front entrance door with canopy over. Radiator. Stairs to first floor landing. Doors to living room and to:

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Space for cooker, washing machine and fridge/freezer. Breakfast bar area with serving hatch to living/dining room over. Radiator. Wood effect flooring.

LIVING/DINING ROOM

Double glazed sliding patio doors, plus separate double glazed door to rear aspect. Two radiators. Feature fireplace surround with inset coal effect gas fire. Built-in under stairs storage cupboard.

FIRST FLOOR

LANDING

Hatch to loft. Built-in cupboard housing gas fired boiler. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator.

BEDROOM 2

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

BEDROOM 3

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with shower over, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Tile effect flooring.



OUTSIDE

FRONT GARDEN

Laid to lawn with shrub borders. Block paved pathway leading to gated side access to rear garden.

REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a paved patio area with retractable sun awning providing shelter. Remainder mainly laid to lawn with shrub borders. Enclosed by timber fencing and brick walling with gated side access.

GARAGE

Up and over door. Power and light.

OFF ROAD PARKING

Block paved driveway providing off road parking for one vehicle.

Current Council Tax Band: C.

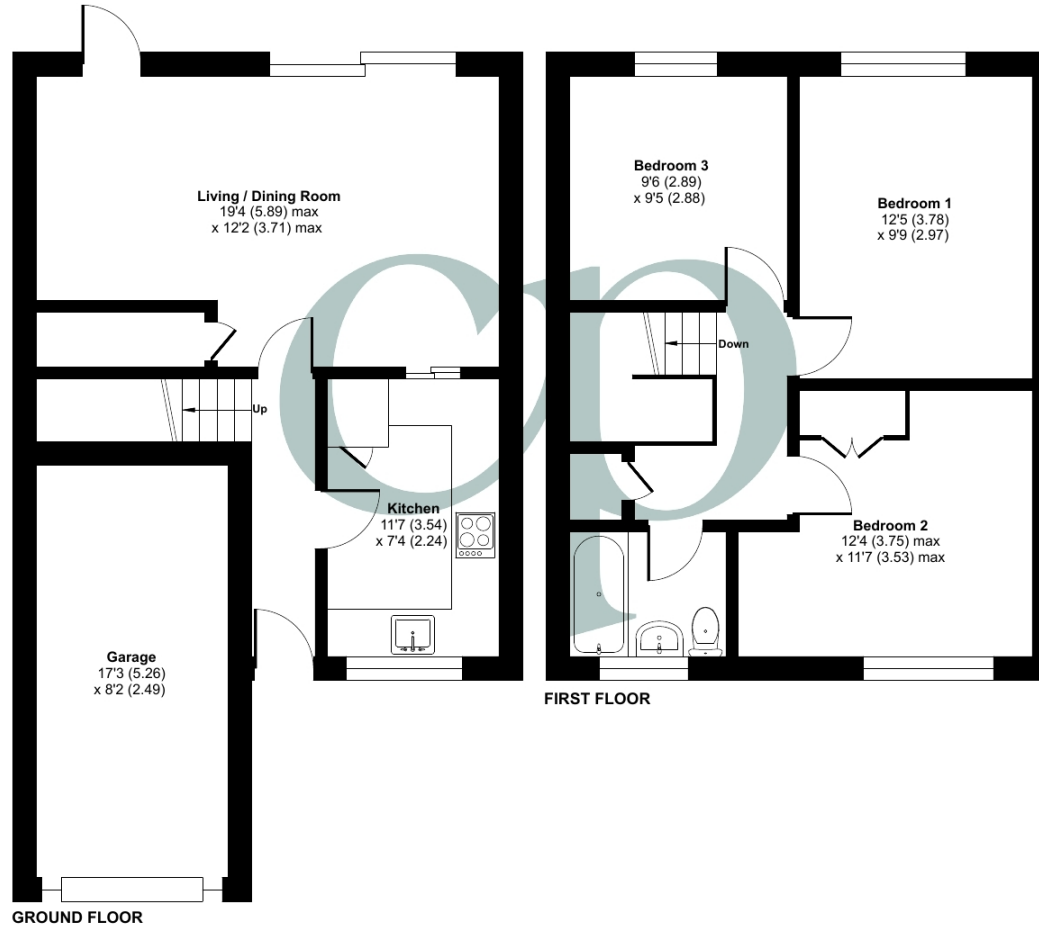


Approximate Area = 857 sq ft / 79.6 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 995 sq ft / 92.4 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 78 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | 65 |
| (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). © ncheom 2026. Produced for Country Properties. REF: 1395616

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Viewing by appointment only

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