



28, Chaucer Road

Flitwick,
Bedfordshire, MK45 1QG
Guide Price £375,000

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properties

This link-detached family home benefits from a garage conversion to create a useful study (great for those working from home) and now houses the kitchen, thus creating a useful utility/breakfast area in its original location. Generous storage has been retained to the rear with the up and over garage door still in place. Generous reception space is provided via the living room with walk-in bay and open access to dining room, which in turn leads through French doors to a conservatory. In addition, there is a guest cloakroom/WC whilst the first floor offers three bedrooms (two of which feature a range of fitted wardrobes) plus shower room. Enjoying a south-westerly aspect, the rear garden is mainly paved for ease of maintenance and incorporates driveway parking which is accessed at the rear. The town centre amenities, including mainline rail station, are within just 0.5 miles. EPC: D.

- Living room with walk-in bay
- Dining room with French doors to conservatory
- Fitted kitchen with open access to utility/breakfast area
- Useful study
- Three bedrooms (two with fitted wardrobes)
- First floor shower room
- South-westerly aspect garden, mainly laid to paving
- Driveway parking at rear



GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed leaded light effect panel. Built-in storage cupboard. Radiator. Floor tiling. Doors to inner hall and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with storage cupboard beneath. Radiator. Wall and floor tiling.

INNER HALL

Stairs to first floor landing. Built-in storage cupboard. Door to utility/breakfast area. Part glazed panelled door to:

LIVING ROOM

Walk-in bay with double glazed window to front aspect. Radiator. Open access to:

DINING ROOM

Double glazed French doors to conservatory with matching sidelights and top openers. Radiator. Part glazed panelled door to utility area.

CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Radiator. Floor tiling.

UTILITY/BREAKFAST AREA

Double glazed door to rear aspect with matching sidelight and top opener. Space for washing machine, tumble dryer and fridge/freezer. Storage cupboard. Wood effect flooring. Open access with step down to:

KITCHEN

Skylight. A range of base and wall mounted units with work surface areas incorporating 1½ bowl stainless steel sink and drainer with mixer tap, and four ring electric hob with extractor above. Built-in electric double oven. Space for dishwasher. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Part glazed door to:

STUDY

Double glazed window to front aspect. A range of fitted units. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Hatch to loft. Built-in airing cupboard plus additional storage cupboard. Doors to all bedrooms and shower room.

BEDROOM 1

Double glazed window to rear aspect. A range of fitted wardrobes and overhead bridging units. Radiator.



BEDROOM 2

Double glazed window to front aspect. A range of fitted wardrobes. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Recessed spotlighting to ceiling. Heated towel rail. Shaver socket.

OUTSIDE

FRONT GARDEN

Mainly laid to paving. Various shrubs. Enclosed by low level walling with metal railings and gated access.

REAR GARDEN

South-westerly aspect. Mainly laid to paving for ease of maintenance. Various shrubs. Outside water tap. Gated access.

STORE

(Part of former garage). Up and over door. Courtesy door to rear garden.



OFF ROAD PARKING

Block paved driveway providing off road parking, accessed via double timber gates at rear.

Current Council Tax Band: D.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement. Details of the solicitor/conveyancer acting for you in your purchase.

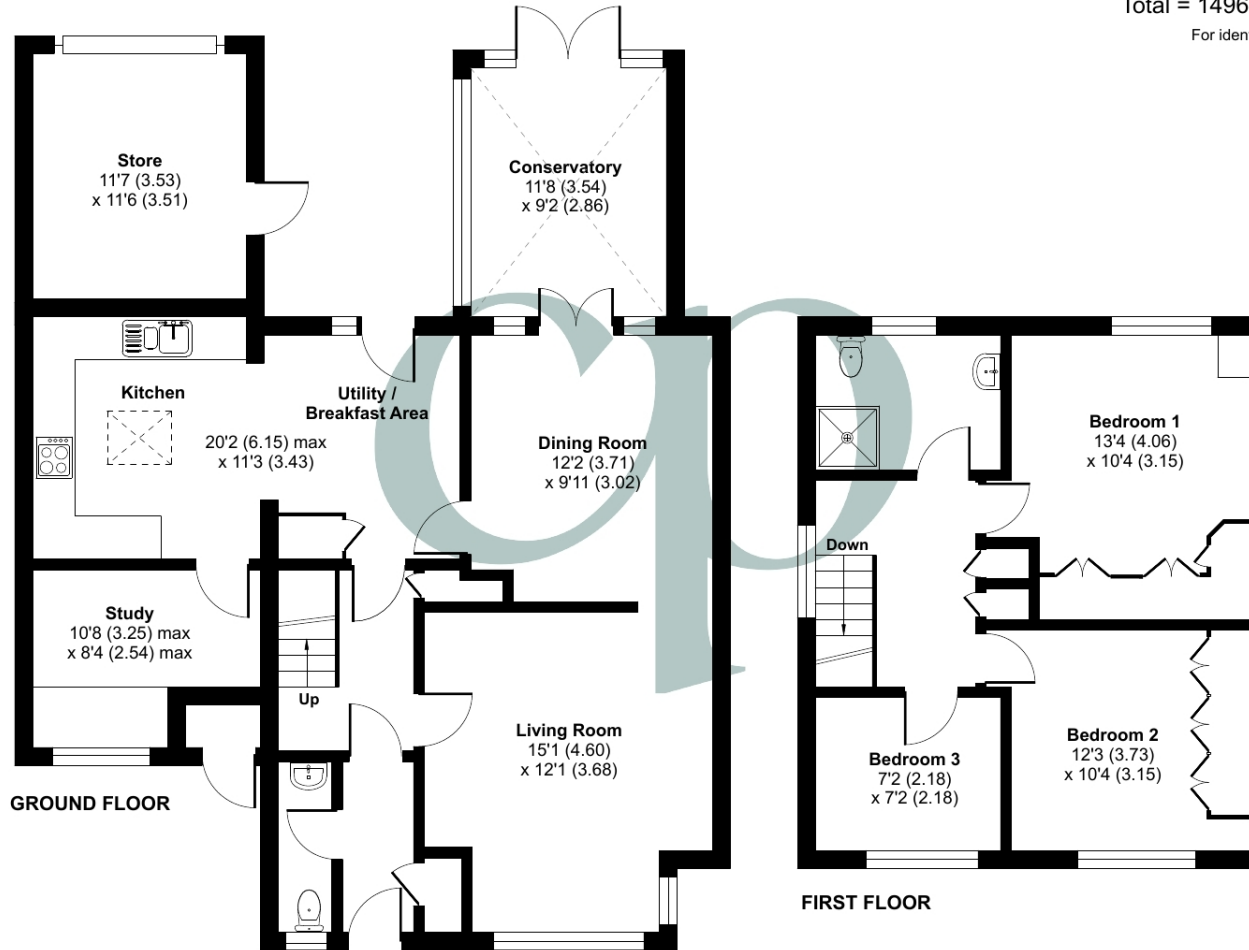
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 1381 sq ft / 128.2 sq m
 Store = 115 sq ft / 10.6 sq m
 Total = 1496 sq ft / 138.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1091276

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

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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