Avon Rise

Flitwick,
Bedfordshire, MK45 1SQ
£315,000

COUNTRY PROPERTIES
PART OF HUNTERS

Pleasantly tucked away in a popular cul-de-sac location, overlooking a small green, this extended semi detached home offers well presented accommodation to include a spacious living room, fitted kitchen/breakfast room and open plan dining/family room with French doors to the enclosed rear garden. There are three bedrooms and a family bathroom to the first floor and parking is provided via the adjacent garage and driveway. The property is conveniently located within approx. 0.6 miles of the town centre amenities and mainline rail station (approx 45 mins to London St Pancras). Junction 12 of the M1 is within 4 miles and London Luton International Airport is approx. 14 miles. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque glazed inserts. Wood effect flooring. Electric consumer unit. Part opaque glazed door to:

LIVING ROOM

Double glazed window to front aspect. Radiator. Stairs to first floor landing. Wood effect flooring. Part opaque glazed door to:

KITCHEN/DBREAKFAST ROOM

A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer unit with mixer tap. Tiled splashbacks. Built-in electric oven and hob with extractor fan over. Space for upright fridge/freezer. Space and plumbing for dishwasher. Built-in cupboard housing gas fired boiler. Radiator. Wood effect flooring. Open plan access to:

DINING/FAMILY ROOM

Double glazed French doors and window to rear aspect. Two skylights. Radiator. Wood effect flooring. Work surface area with storage cupboard and space and plumbing for automatic washing machine beneath.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Wood effect flooring.

BEDROOM 3

Double glazed window to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Fitted wardrobes.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and shower over, low level WC and wash hand basin with mixer tap and storage beneath. Tiled splashbacks. Chrome effect heated towel rail.

OUTSIDE

REAR GARDEN

Paved patio area. Mainly laid to lawn. Enclosed by timber fencing. Gated side access.

FRONT GARDEN

Pathway leading to front entrance door. Lawn area.

GARAGE

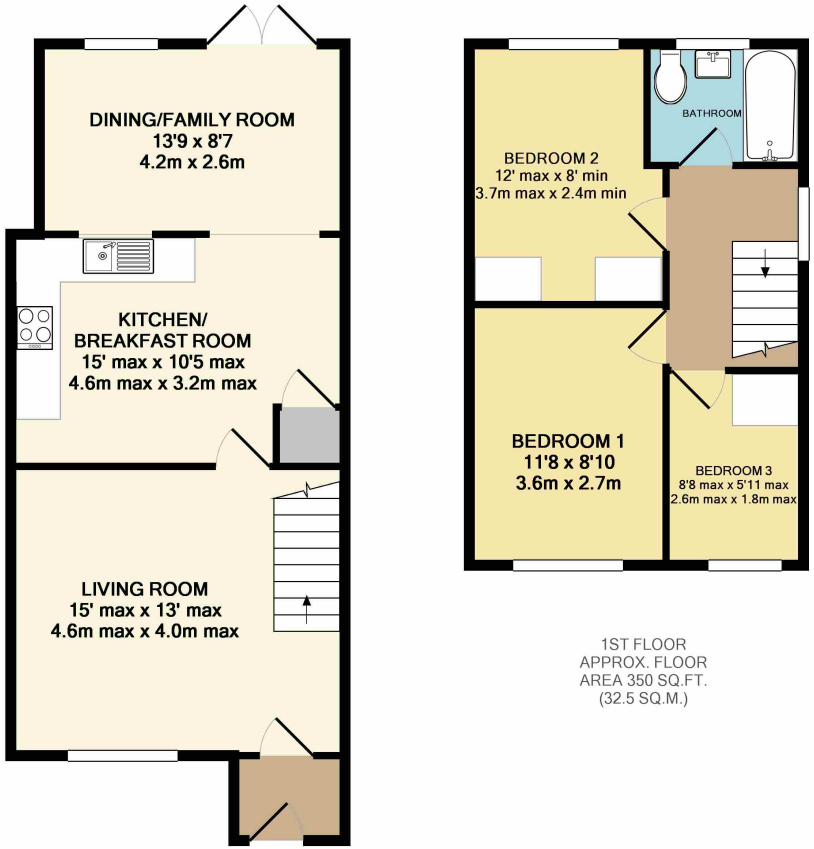
Up and over door.

OFF ROAD PARKING

Driveway providing off road parking and access to garage.

Current Council Tax Band: C(i).

PRELIMINARY DETAILS



GROUND FLOOR
APPROX. FLOOR
AREA 486 SQ.FT.
(45.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 836 SQ.FT. (77.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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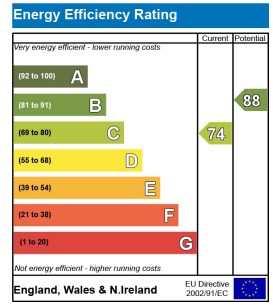

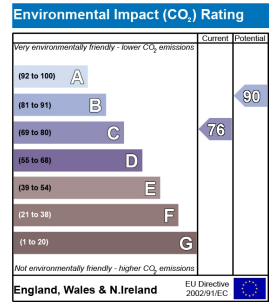

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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