

6 Four Bed Modern Homes



1-6 Sharp Place, Water Lane, Flitwick, Bedfordshire MK45 1LD





**LOCATION**



## INTRODUCTION

Located in the heart of Bunyon country in Bedfordshire, this exclusive development of six 4 bedroom family homes has been carefully designed for modern day living by award winning architects.

A short walk away from Flitwick mainline Station, there is easy access into London and to Luton Airport.

Flitwick has plenty of open areas to explore and activities for the whole family. Flitwick Moor - a site of Special Scientific interest and Centre Parcs Woburn Forest are less than 5 miles away.

Built to the highest standards, the homes are energy efficient with high levels of insulation and energy efficient and water saving fittings and fixtures.

The homes are future proofed with the latest technology including air-source heat pumps and superfast broadband.

-  Flitwick - St Pancras 48mins
-  Flitwick - St Albans 27mins
-  Flitwick - Luton Parkway ✈️ 16mins
-  Flitwick - Bedford 12mins





## DESIGNER HOMES

### Key Features

- Architect Designed
- Builder's 10 years warranty
- High spec kitchen
- Glazed wall to living room
- Ensuite Master Bedroom
- Generous storage
- Energy efficient LED lighting
- Energy efficient air source heat pump
- Water saving devices
- Superfast broadband
- Private garden
- Parking for two cars

The houses are designed and built to exacting standards.

Yellow stock bricks face the highly insulated timber frame structure. Feature corner glazed windows and a fully glazed living room create a light airy modern style.

All kitchens have AEG branded ovens and microwave built into tall wall units. Quartz worktops add a hard wearing and designer feel.

Bathrooms have elegant modern sanitaryware and furniture with mirrored wall cabinets and porcelain wall tiles. All taps have water saving aeration devices fitted as standard.

Internally, the ground floor and bathrooms have high performance, solid core, luxury vinyl oak style planks.

Contemporary energy efficient LED lighting throughout the home creates a modern look.

The Air Source Heat Pump units are exceptionally efficient in providing hot water with an energy delivery of approximately four times the input. Combined with very high levels of insulation and the electric heating make the homes particularly sustainable with low running costs.





Steppingley Road

Flitwick Station

High Street

Surgery

The Avenue

Tesco

Library

Village Hall

Recreation grounds

Barclays Bank

BOWLS CLUB

Kingsmoor Lower School

Kings Road

Maulden Road

Greenfield Rd

Station Road

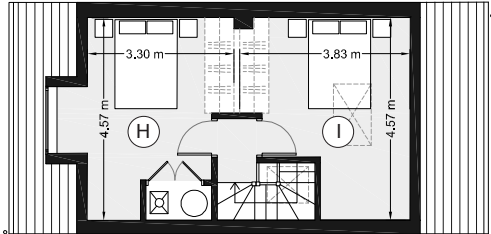
Station Road Play Park

Temple Way

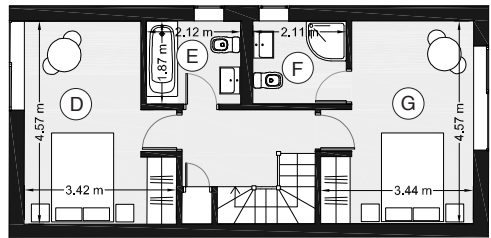
Dunstable Road

1-6 Sharp Place

Water Lane



Attic Floor



First Floor

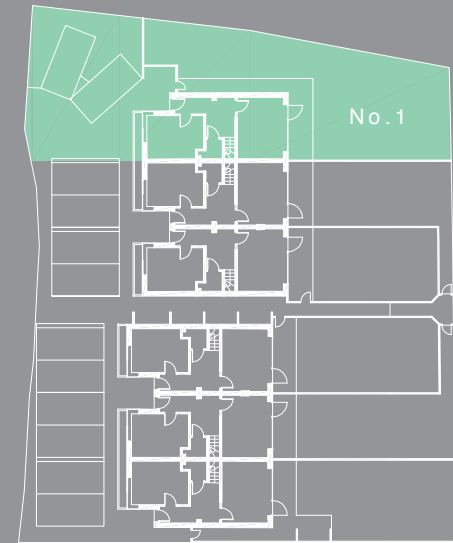


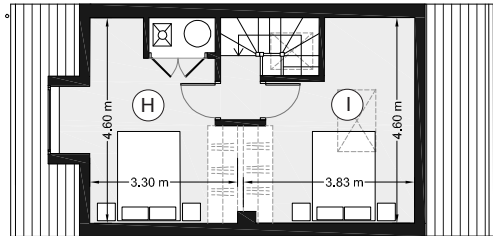
Ground Floor

## 1 SHARP PLACE

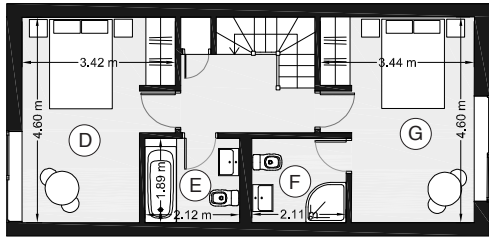
Ⓐ Kitchen and Dining	13.2 sq m
Ⓑ Ground floor WC	2.1 sq m
Ⓒ Lounge	16.7 sq m
Ⓓ Bedroom 2	14.1 sq m
Ⓔ Family Bathroom	4.0 sq m
Ⓕ Master en suite	4.0 sq m
Ⓖ Master Bedroom	14.3 sq m
Ⓗ Bedroom 3	14.9 sq m
Ⓘ Bedroom 4	14.4 sq m

Total floor area	124.8 sq m
	1,343.0 sq ft
Plot size	296.8 sq m
	3,194.0 sq ft
Parking bays	Two





Attic Floor



First Floor



Ground Floor

## 2 SHARP PLACE

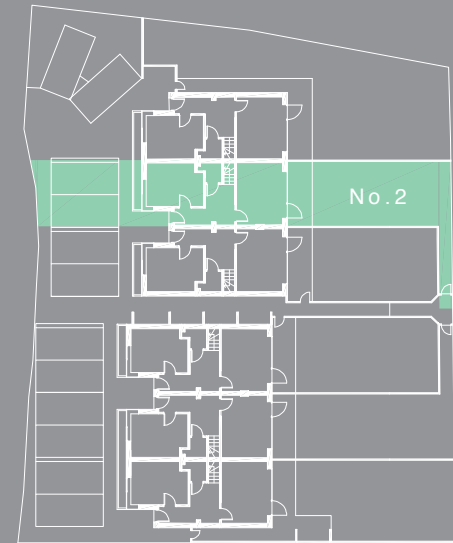
Ⓐ Kitchen and Dining	13.2 sq m
Ⓑ Ground floor WC	2.1 sq m
Ⓒ Lounge	16.9 sq m
Ⓓ Bedroom 2	14.1 sq m
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Ⓕ Master en suite	4.0 sq m
Ⓖ Master Bedroom	14.4 sq m
Ⓗ Bedroom 3	15.0 sq m
Ⓘ Bedroom 4	14.4 sq m

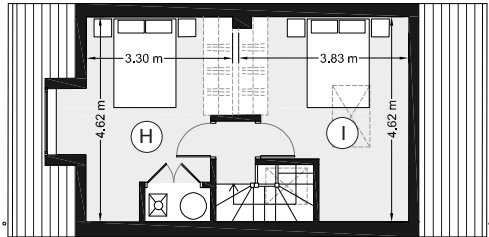
Total floor area	125.5 sq m
	1,351.0 sq ft
Plot size	157.0 sq m
	1,690.0 sq ft
Parking bays	Two

Note:

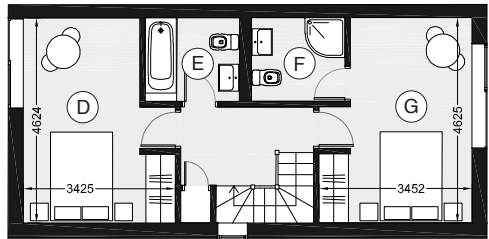
Indicative layouts shown.

Carpets, wardrobes and partition in attic floor between H&I are not included.

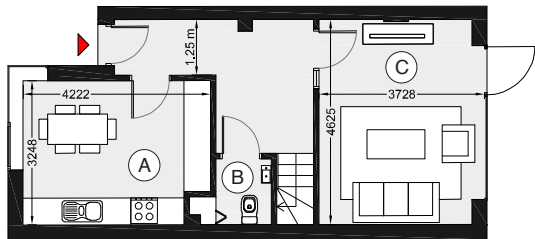




Attic Floor



First Floor



Ground Floor

### 3 SHARP PLACE

- Ⓐ Kitchen and Dining 13.3 sq m
- Ⓑ Ground floor WC 2.2 sq m
- Ⓒ Lounge 16.9 sq m
- Ⓓ Bedroom 2 14.2 sq m
- Ⓔ Family Bathroom 4.5 sq m
- Ⓕ Master en suite 4.5 sq m
- Ⓖ Master Bedroom 14.5 sq m
- Ⓗ Bedroom 3 15.1 sq m
- Ⓘ Bedroom 4 14.6 sq m

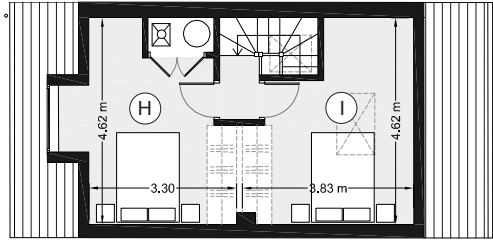
Total floor area	126.2 sq m
	1,358.0 sq ft
Plot size	181.2 sq m
	1,950.0 sq ft
Parking bays	Two

Note:  
 Indicative layouts shown.  
 Carpets, wardrobes and partition in attic floor between H&I are not included.

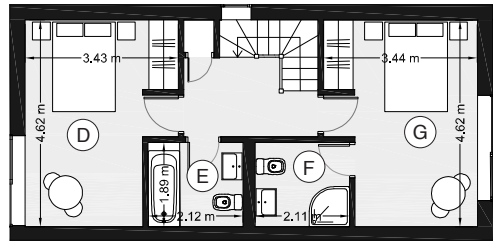








Attic Floor



First Floor

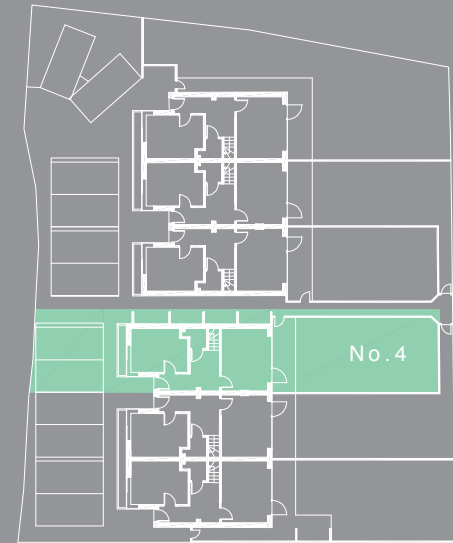


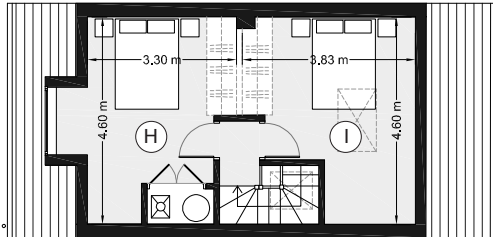
Ground Floor

## 4 SHARP PLACE

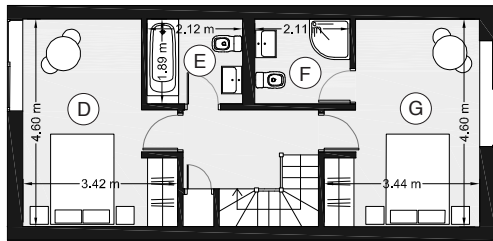
Ⓐ Kitchen and Dining	13.3 sq m
Ⓑ Ground floor WC	2.2 sq m
Ⓒ Lounge	16.9 sq m
Ⓓ Bedroom 2	14.2 sq m
Ⓔ Family Bathroom	4.5 sq m
Ⓕ Master en suite	4.5 sq m
Ⓖ Master Bedroom	14.5 sq m
Ⓗ Bedroom 3	15.1 sq m
Ⓘ Bedroom 4	14.6 sq m

Total floor area	126.2 sq m
	1,358.0 sq ft
Plot size	187.2 sq m
	2,015.0 sq ft
Parking bays	Two

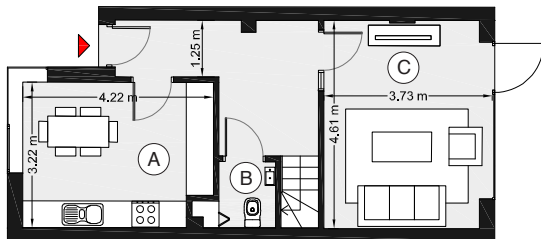




Attic Floor



First Floor



Ground Floor

## 5 SHARP PLACE

Ⓐ	Kitchen and Dining	13.2 sq m
Ⓑ	Ground floor WC	2.1 sq m
Ⓒ	Lounge	16.9 sq m
Ⓓ	Bedroom 2	14.1 sq m
Ⓔ	Family Bathroom	4.0 sq m
Ⓕ	Master en suite	4.0 sq m
Ⓖ	Master Bedroom	14.4 sq m
Ⓗ	Bedroom 3	15.0 sq m
Ⓘ	Bedroom 4	14.4 sq m

Total floor area	125.5 sq m
	1,351.0 sq ft
Plot size	160.7 sq m
	1,730.0 sq ft
Parking bays	Two

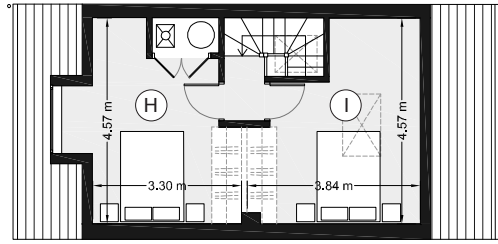
Note:

Indicative layouts shown.

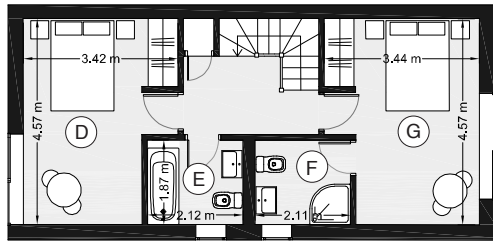
Carpets, wardrobes and partition in attic floor between H&I are not included.







Attic Floor



First Floor



Ground Floor

## 6 SHARP PLACE

Ⓐ Kitchen and Dining	13.2 sq m
Ⓑ Ground floor WC	2.1 sq m
Ⓒ Lounge	16.7 sq m
Ⓓ Bedroom 2	14.1 sq m
Ⓔ Family Bathroom	4.0 sq m
Ⓕ Master en suite	4.0 sq m
Ⓖ Master Bedroom	14.3 sq m
Ⓗ Bedroom 3	14.9 sq m
Ⓘ Bedroom 4	14.4 sq m

Total floor area	124.8 sq m
	1,343.0 sq ft
Plot size	193.9 sq m
	2,087.0 sq ft
Parking bays	Two

Note:

Indicative layouts shown.

Carpets, wardrobes and partition in attic floor between H&I are not included.



## Finishes

Walls and ceilings:

Paint finish white flat matt walls and ceilings and satin for woodwork



Naturelle chalked oak spc rigid core click vinyl flooring on the ground floor and bathroom.



Inverno Grey Marble Effect Rectified Wall tiles 297x585x9mm in the bathrooms

## Kitchen

High spec fitted kitchen

Induction hob

Integrated fridge, freezer

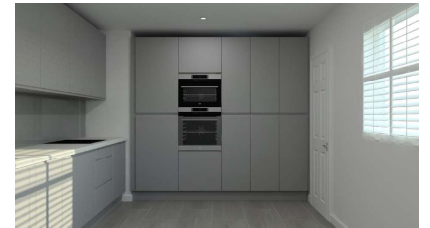
AEG double oven/microwave

Door style: J profile,

Door Colour: Dust Grey Matt

Handle: J Profile Lip

Worktop: 30mm Sahara White Quartz



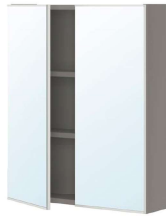
## Bathroom fittings



Roper Rhodes wall mounted 2 drawer washbasin unit and basin.



Roper Rhodes Drive floor mounted wash basin unit and Isocast basin.



Ikea Enhet two door mirror cabinet



Roca Debba Square open backed rimless close coupled pan and cistern



Vado Phase Mini mono basin mixer clicker waste with flow regulator fitted



Vado Phase wall mounted bath shower mixer with kit in chrome

## Heating

Space heating: Dimplex Girona Glass Panel Heaters - White - Lot 20

Domestic Hot water: Highly efficient 270L Edel Hot Water Air source Heat Pump cylinder

