



High Street

Flitton,
Bedfordshire, MK45 5DY
£695,000

country
properties

Set within a non-estate village location, this beautifully presented detached family residence features three separate receptions including a 25ft dual aspect, bay fronted living room with patio door to rear garden, dining room and study (ideal for those working from home). The modern fitted kitchen includes a range of integrated appliances (as stated) to enhance the streamlined look, plus granite work surfaces and adjacent utility. A guest cloakroom/WC completes the ground floor accommodation. There are three double bedrooms plus a fourth single bedroom to the first floor, the principal with stylish en-suite shower room, plus a contemporary family bathroom with four piece suite including free-standing double ended bath and separate shower. The block paved driveway extends around the side and rear of the property, providing ample parking, and leads to a double garage with electric doors. EPC Rating: C.

- 25ft dual aspect living room
- Separate dining room plus study
- Fitted kitchen with granite work surfaces & integrated appliances (as stated)
- Useful utility plus cloakroom/WC
- Four bedrooms (principal with en-suite shower room)
- Four piece family bathroom
- Double garage & ample parking
- Rear garden with south-westerly aspect



LOCATION

The property is situated just 0.1 miles from the impressive Grade I Listed Church of St John The Baptist and 'The White Hart' restaurant and bar. The charming Mid Bedfordshire village of Flitton has a further public house/restaurant and also benefits from surrounding countryside and moorland providing delightful walks. A village hall with recreation ground is shared with the neighbouring village of Greenfield, with its highly regarded Lower School (approx. 0.9 miles) whilst Bedford's private Harpur Trust schools are within 11 miles. Commuters are well served via the mainline rail station at nearby Flitwick (approx. 2.4 miles) which provides a rail service to London St Pancras within 45 minutes. The historic Georgian market town of Ampthill lies approx. 3.7 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland whilst the city of Milton Keynes is within 17 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with decorative opaque double glazed insert, opaque double glazed sidelight and canopy over. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Part glazed doors to living room, dining room, kitchen and study. Further door to:

CLOAKROOM/WC

Opaque double glazed leaded light effect window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin. Radiator.

STUDY

Double glazed leaded light effect window to front aspect. Radiator.

LIVING ROOM

Dual aspect via walk-in bay with double glazed leaded light effect windows to front and double glazed sliding patio door to rear. Two radiators.

DINING ROOM

Double glazed leaded light effect window to side aspect. Radiator.

KITCHEN

Double glazed leaded light effect window to rear aspect. A range of base and wall mounted units with granite work surface areas incorporating 1½ bowl sink with mixer tap, separate filtered drinking water tap and water softener, and four ring gas hob with extractor over. Built-in electric double oven and microwave. Integrated dishwasher and refrigerator. Heated towel rail. Floor tiling. Door to:

UTILITY ROOM

Double glazed leaded light effect window to rear aspect. A range of base and wall mounted units with granite work surface areas incorporating sink with mixer tap. Integrated fridge/freezer. Space for washing machine. Floor tiling. Opaque double glazed door to side aspect.



FIRST FLOOR

LANDING

Double glazed leaded light effect window to front aspect. Hatch to loft. Radiator. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed leaded light effect window to front aspect. Radiator. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed leaded light effect window to rear aspect. Three piece suite comprising: Walk-in shower with fixed rainfall style showerhead, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling. Tile effect flooring.

BEDROOM 2

Double glazed leaded light effect window to rear aspect. Radiator.

BEDROOM 3

Double glazed leaded light effect window to front aspect. Radiator.

BEDROOM 4

Double glazed leaded light effect window to rear aspect. Radiator.



FAMILY BATHROOM

Opaque double glazed leaded light effect window to side aspect. Four piece suite comprising: Free-standing double ended bath with mixer tap, walk-in shower with fixed rainfall style showerhead, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling. Tile effect flooring.

OUTSIDE

FRONT GARDEN

Laid to lawn with shrub borders. Outside light. Part enclosed by low level walling and fencing.

REAR GARDEN

Lawn area with shrub borders. Outside cold water tap. Greenhouse. Part enclosed by fencing.

DOUBLE GARAGE

Twin metal up and over electric doors with remote control. Double glazed leaded light effect window to side aspect. Power and light.

OFF ROAD PARKING

Block paved driveway extending alongside the property, leading to additional parking at rear and double garage.

Current Council Tax Band: G.

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.

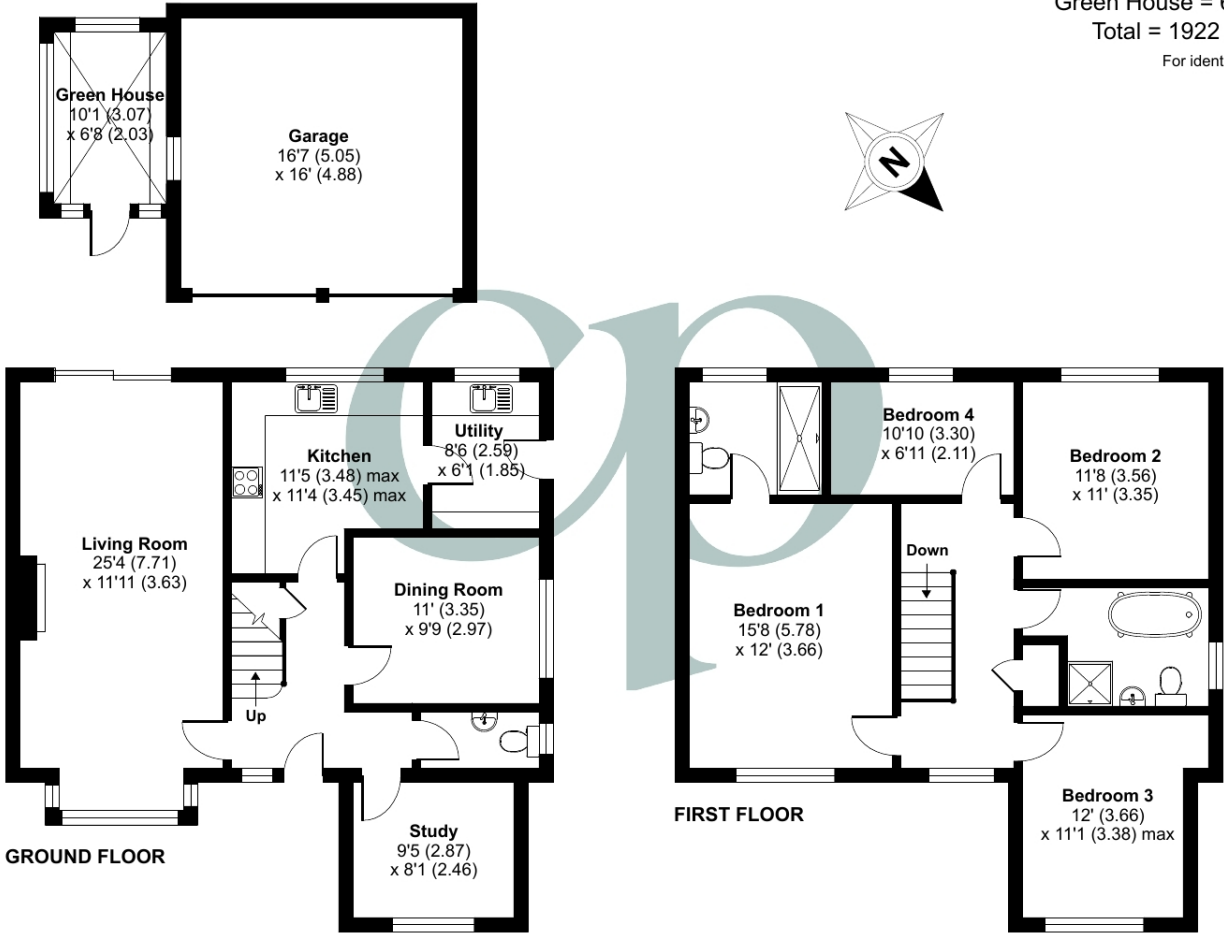
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

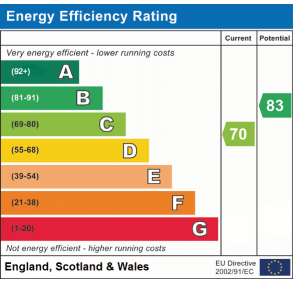




Approximate Area = 1587 sq ft / 147.4 sq m
Garage = 267 sq ft / 24.8 sq m
Green House = 68 sq ft / 6.3 sq m
Total = 1922 sq ft / 178.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1188919



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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

country
properties