



# Kings Road

Flitwick,  
Bedfordshire, MK45 1EJ  
£550,000

country  
properties

This double-fronted detached chalet style home has been extended to offer a generous 2,069 sq.ft of accommodation (approx. inc garage). With three of the four bedrooms being on the ground floor, the layout offers the versatility to use any of these rooms as additional reception space or a home office if preferred. In addition, there is a dual aspect living room with feature fireplace, separate dining room with French doors to conservatory, fitted kitchen and utility. Along with the ground floor bathroom, there is also a shower room to the first floor. The gravelled frontage provides ample parking and access to the tandem garage with workbench, and there is a good-sized garden to the rear with areas laid to lawn and patio. The property is conveniently located for access to the town centre amenities, including the mainline rail station (0.4 miles). EPC Rating: D.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via part opaque double glazed leaded light effect front entrance door with opaque double glazed sidelight. Quarry style floor tiling. Wooden door with opaque glazed leaded light effect insert to:

### ENTRANCE HALL

Picture rail. Dado rail. Radiator. Archway to inner hall. Doors to three bedrooms, family bathroom and to:

### LIVING ROOM

Dual aspect via walk-in bay with double glazed window to front, and double glazed window to side. Feature fireplace surround housing living flame effect gas fire. Radiator. Picture rail.

### BEDROOM 1

Two double glazed windows to side aspect. Radiator. Wash hand basin with mixer tap, tiled splashback and storage cabinet beneath. Picture rail. Wood effect flooring.

### BEDROOM 2

Walk-in bay with double glazed window to front aspect. Radiator. Wash hand basin with mixer tap, tiled splashback and storage cabinet beneath. Picture rail.

### BEDROOM 3

Double glazed window to side aspect. Radiator. Picture rail. Part panelled walls.

### FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap and storage cabinet beneath. Wall and floor tiling. Heated towel rail.

### INNER HALL

Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Picture rail. Dado rail. Archway and steps to:

### DINING ROOM

Double glazed window to rear aspect. Radiator. Wood effect flooring. Part multi pane glazed stable style door to kitchen. French doors with matching sidelights to:



## CONSERVATORY

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

## KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with wooden work surface areas incorporating stainless steel sink and drainer with mixer tap, and five ring gas hob with extractor over. Built-in electric double oven. Integrated dishwasher. Radiator. Floor tiling. Part multi pane glazed stable style door to:

## LOBBY

Space for American style fridge/freezer. Floor tiling. Part opaque double glazed leaded light effect door to front aspect with opaque double glazed sidelight. Courtesy door to garage. Opaque glazed multi pane style door to:

## UTILITY ROOM

Dual aspect via double glazed door and window to side, and double glazed window to rear. Sink unit. Space and plumbing for washing machine. Floor tiling.

## FIRST FLOOR

## LANDING

Opaque double glazed window to rear aspect. Doors to shower room and to:

## BEDROOM 4

Double glazed window to rear aspect. Radiator.

## SHOWER ROOM

Skylight. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage cabinet beneath. Wall and floor tiling. Heated towel rail.

## OUTSIDE

## REAR GARDEN

Mainly laid to lawn with patio seating areas. Various shrubs. Outside light. Enclosed by fencing and walling.

## TANDEM GARAGE

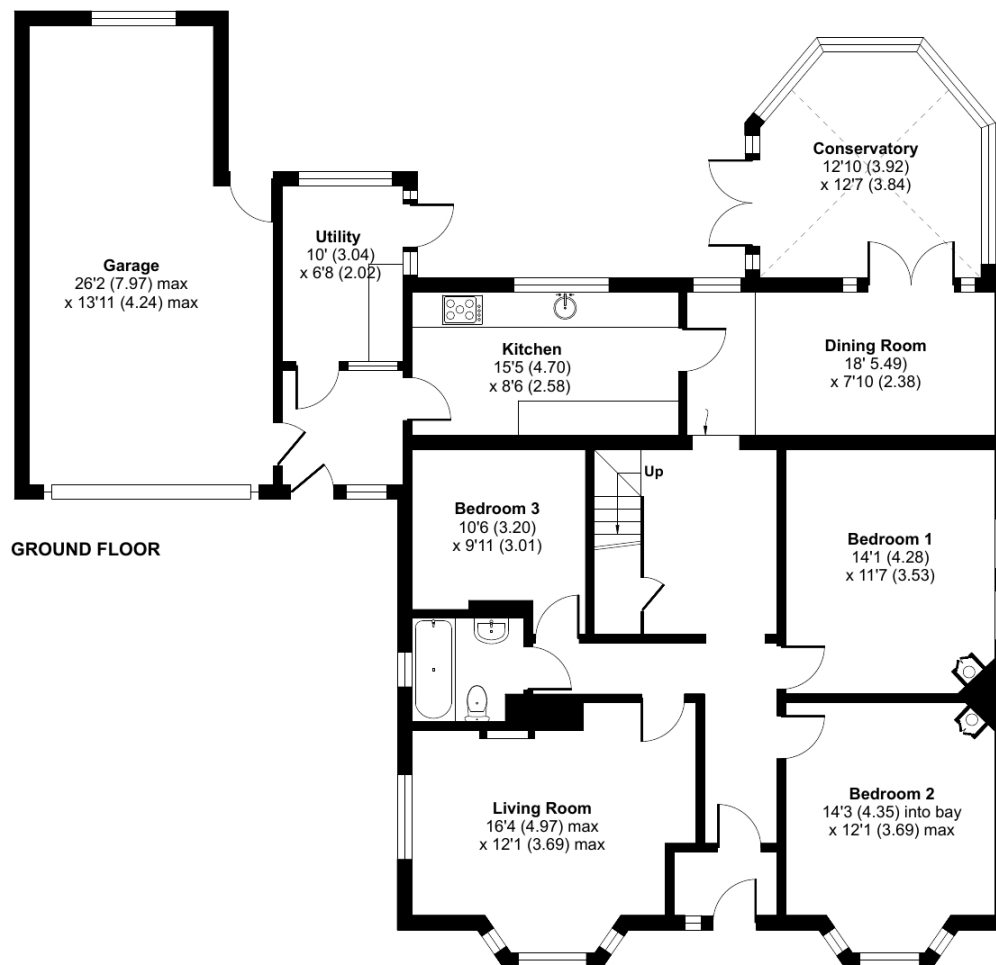
Metal up and over door. Window and courtesy door to rear aspect. Fitted workbench. Power and light.

## OFF ROAD PARKING

Gravelled frontage providing ample off road parking. Outside light. Part enclosed by fencing and hedging. Gated side access.

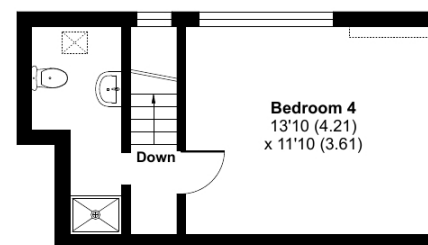
Current Council Tax Band: E.





GROUND FLOOR

Approximate Area = 1733 sq ft / 161 sq m  
 Limited Use Area(s) = 3 sq ft / 0.2 sq m  
 Garage = 333 sq ft / 30.9 sq m  
 Total = 2069 sq ft / 192.1 sq m  
 For identification only - Not to scale



FIRST FLOOR

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+)                                       | <b>A</b>                |           |
| (81-91)                                     | <b>B</b>                |           |
| (69-80)                                     | <b>C</b>                |           |
| (55-68)                                     | <b>D</b>                |           |
| (39-54)                                     | <b>E</b>                |           |
| (21-38)                                     | <b>F</b>                |           |
| (1-20)                                      | <b>G</b>                |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | 58                      | 75        |
|                                             | EU Directive 2002/91/EC |           |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Country Properties. REF: 1318547

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## Viewing by appointment only

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