



Vicarage Hill

Flitwick,
Bedfordshire, MK45 1HZ
£325,000

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This well-presented three bedroom semi detached home is conveniently positioned within 0.6 miles of the town centre amenities (including mainline rail station with a direct service to St Pancras International), and just 0.1 miles of the delightful walks at Manor Park, perfect for dog walking. The accommodation includes an inviting bay fronted living room with feature wall panelling, whilst the well-appointed kitchen includes a range of appliances (as stated). The main bathroom is located on the ground floor, whilst a first floor en-suite shower room adds practicality. Enjoying a south-easterly aspect, the good-sized rear garden features two generous patio seating areas linked by a central pathway plus outdoor bar area, ideal for entertaining in warmer months. The block paved frontage provides off road parking for up to two vehicles. EPC: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via part opaque double glazed entrance door with opaque double glazed side panel. Stairs to first floor landing. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Open access to kitchen. Door to bathroom. Part glazed door to:

LIVING ROOM

Walk-in bay with double glazed window to front aspect. Radiator. Feature wall panelling. Wood effect flooring.

KITCHEN

Double glazed door and window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap, and ceramic hob with extractor over. Tiled splashbacks. Built-in oven. Integrated fridge/freezer. Space for washing machine. Cupboard housing gas fired combination boiler. Wood effect flooring.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Hatch to loft. Doors to all bedrooms.

BEDROOM 1

Two double glazed windows to front aspect. Built-in triple wardrobe. Radiator. Sliding door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage cupboard beneath. Wall and floor tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling.



BEDROOM 2

Double glazed window to rear aspect. Built-in over stairs storage cupboard. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

OUTSIDE

REAR GARDEN

South-easterly aspect. Generous paved patio seating areas are linked by a paved pathway with lawn to either side. Shed with power. Bar area. Outside tap. Enclosed by fencing and walling with gated side access.

OFF ROAD PAARKING

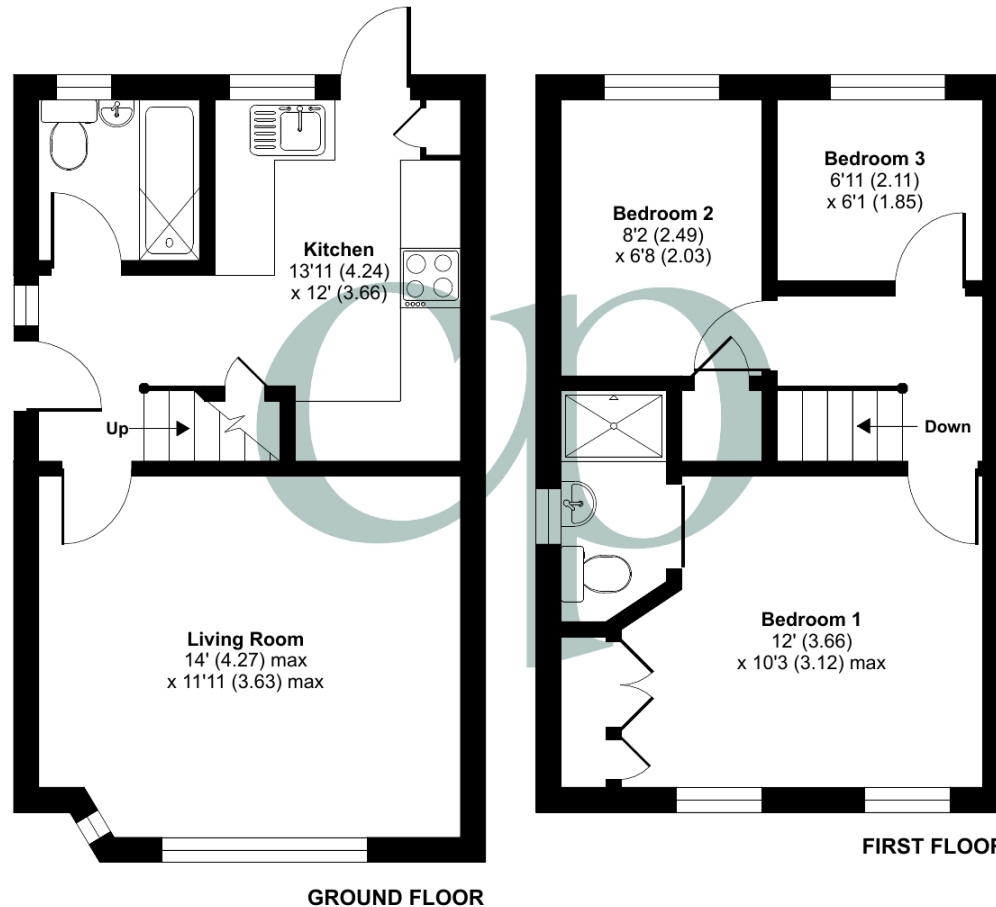
Block paved frontage providing off road parking. Shared driveway to side of property.

Current Council Tax Band: B.



Approximate Area = 660 sq ft / 61.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	69
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1376324

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

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