



The Paddocks

Flitwick,
Bedfordshire, MK45 1XE
£210,000

country
properties

This chain-free cluster home would make a great first step on the property ladder. Located within 1.3 miles of both Flitwick and Ampthill's town centre amenities, and just 0.1 miles from a handy supermarket. The accommodation includes a bay fronted living room, fitted kitchen with breakfast bar, double bedroom and bathroom. The established garden area wraps around the front and side of the property, and there is an allocated parking space. EPC Rating: E.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque glazed fanlight. Wall mounted fuse box. Door to:

LIVING ROOM

Dual aspect via walk-in bay with double glazed window to front, and double glazed window to side. Wall mounted electric fire. Coving to ceiling. Stairs to first floor landing. Door to:

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in oven, hob and extractor. Space for washing machine and fridge/freezer. Breakfast bar. Wine rack. Built-in under stairs storage cupboard.

FIRST FLOOR

LANDING

Coving to ceiling with hatch to loft. Doors to bedroom and bathroom.

BEDROOM 1

Double glazed window to front aspect. Wall mounted electric heater. Built-in cupboard housing hot water tank.



BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap/shower attachment and wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Wall tiling.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Remainder mainly laid to lawn and paving. Various shrubs. Outside light. Cold water tap. Storage shed. Storage cupboard housing electric meter.

OFF ROAD PARKING

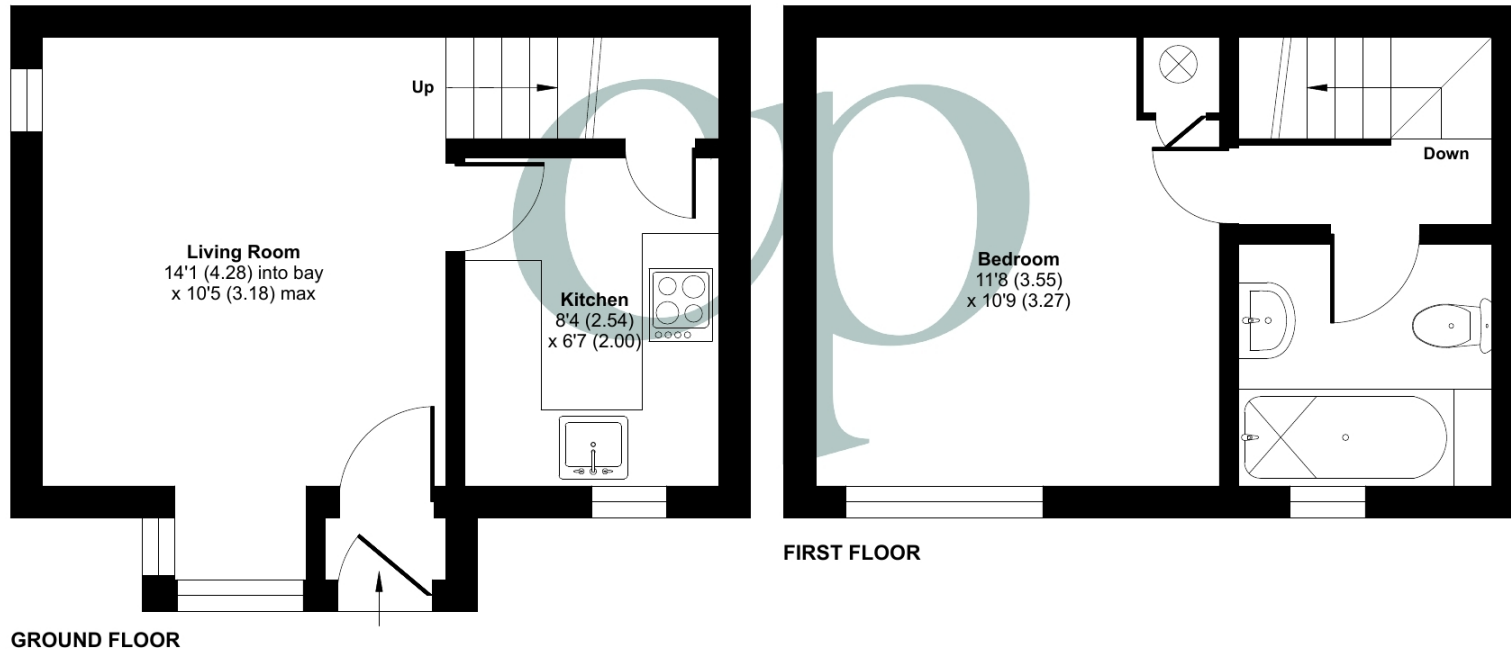
Allocated parking space.

Current Council Tax Band: B.



Approximate Area = 423 sq ft / 39.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	92
(81-91)	B	
(69-80)	C	
(55-68)	D	44
(39-54)	E	
(21-38)	F	
(1-20)	G	
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 2025. Produced for Country Properties. REF: 1303895

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Viewing by appointment only

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