



Blackbird Close

Flitwick,
Bedfordshire, MK45 1SB
£315,000

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properties

With the benefit of no upper chain, garage and off road parking, this semi detached home is situated within the popular 'Birds' area of town. The property is handy for local amenities including the mainline rail station (providing a direct service to St Pancras International), lower and middle schools, supermarket and Millenium Park, all being within just 0.4 miles on foot. Accessed through an entrance porch, the well presented accommodation includes a dual aspect living/dining room with French doors to the enclosed rear garden with south-westerly aspect, fitted kitchen, two double bedrooms and first floor bathroom. EPC Rating: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via part opaque double glazed front entrance door. Floor tiling. Storage cupboard. Opaque glazed door to:

LIVING/DINING ROOM

Dual aspect via double glazed window to front and double glazed French doors to rear. Stairs to first floor landing with built-in storage cupboard beneath. Feature fireplace surround housing electric fire. Two warm air vents. Door to:

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Built-in oven, hob and extractor. Space for washing machine and fridge/freezer. Floor mounted gas fired boiler serving warm air heating system. Warm air vent. Wall and floor tiling.

FIRST FLOOR

LANDING

Warm air vent. Hatch to loft. Built-in airing cupboard housing water tank. Doors to both bedrooms and bathroom.

BEDROOM 1

Two double glazed windows to front aspect. Built-in wardrobe with storage cupboards above. Warm air vent.

BEDROOM 2

Double glazed window to rear aspect. Fitted wardrobes with storage cupboards above and shelving between. Warm air vent.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Panelled bath with wall mounted shower over and glazed shower screen, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Shaver socket. Recessed spotlighting to ceiling.



OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Pathway leading to front entrance door. Various shrubs. Outside light.

REAR GARDEN

Paved patio area with step up to lawn. Various shrubs. Cold water tap. Enclosed by fencing with gated side access to rear garden.

GARAGE

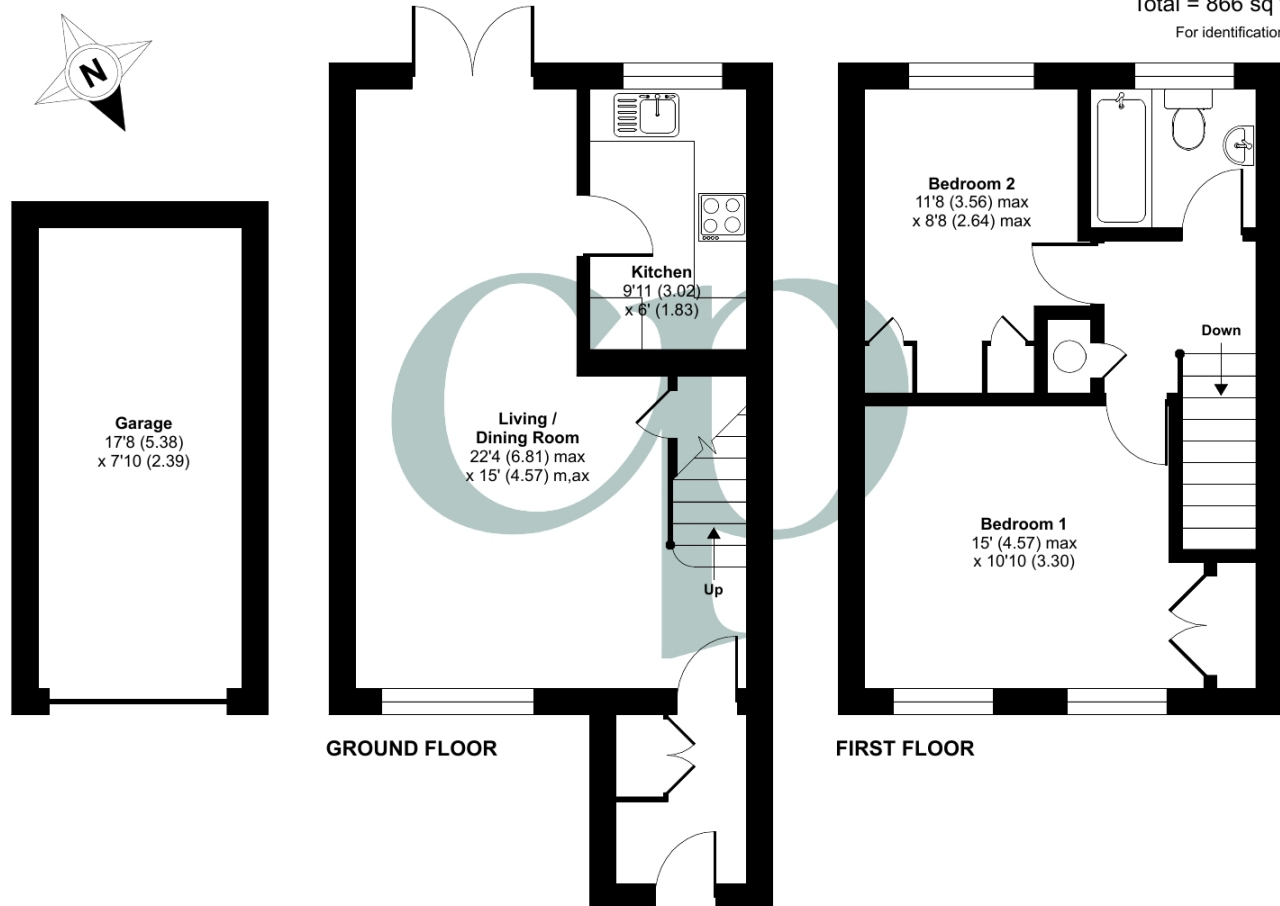
Single garage in block of two (adjacent to neighbouring property). Pitched, tiled roof. Metal up and over door.

OFF ROAD PARKING

Driveway providing off road parking and access to garage.

Current Council Tax Band: C.





Approximate Area = 728 sq ft / 67.6 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 866 sq ft / 80.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	59
(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 2024. Produced for Country Properties. REF: 1254921

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

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