



Blackbird Close

Flitwick,
Bedfordshire, MK45 1SB
£400,000

country
properties

With the benefit of no upper chain, this four bedroom end of terrace home is pleasantly situated backing onto a playing field which offers a lovely green outlook. The extended accommodation includes a spacious open plan living/dining room which leads via French doors to a conservatory, making it an ideal space for relaxing and entertaining guests. The fitted kitchen has further space for informal dining, whilst the former garage has been thoughtfully converted into a versatile study or snug, complete with a convenient cloakroom/WC, creating a perfect home office or additional living space tailored to your lifestyle needs. Upstairs you will find four bedrooms and a family bathroom, whilst externally the property benefits from off road parking and an enclosed rear garden. Located in the popular 'Birds' area of town, this property offers convenient access to local amenities including schools, shops and transportation links (all within 0.4 miles on foot). EPC: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed inserts and sidelight. Radiator. Wood effect flooring. Part opaque glazed door to:

LIVING ROOM

Double glazed window to front aspect. Feature fireplace surround. Radiator. Doors to study/snug and kitchen/breakfast room. Open archways to stairs to first floor landing, and to:

DINING AREA

Radiator. Serving hatch from kitchen/breakfast room. Glazed French doors to conservatory.

STUDY/SNUG

Double glazed window to front aspect. Radiator. Built-in storage cupboard. Door to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC (with macerator pump system) and wash hand basin with tiled splashback.

KITCHEN/BREAKFAST ROOM

Two double glazed windows to rear aspect (one looking into conservatory). Part double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap, and four ring gas hob with extractor over. Tiled splashbacks. Built-in oven. Space for washing machine, slimline dishwasher and fridge/freezer. Serving hatch to dining area. Radiator. Tile effect flooring.

CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Power.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect (on stairway). Hatch to loft. Built-in cupboard housing gas fired boiler. Doors to all bedrooms and family bathroom.

BEDROOM 1

Two double glazed windows to front aspect. Built-in double wardrobe. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Built-in double wardrobe and storage cupboards. Radiator.



BEDROOM 3

Double glazed window to front aspect. Radiator.

BEDROOM 4

Double glazed window to rear aspect. Radiator.

FAMILY 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. Part tiled walls. Radiator. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

Patio area leading to lawn. Various shrubs. Outside light. Enclosed by fencing with gated side access.

OFF ROAD PARKING

Shared access to hard standing providing off road parking to front of property.

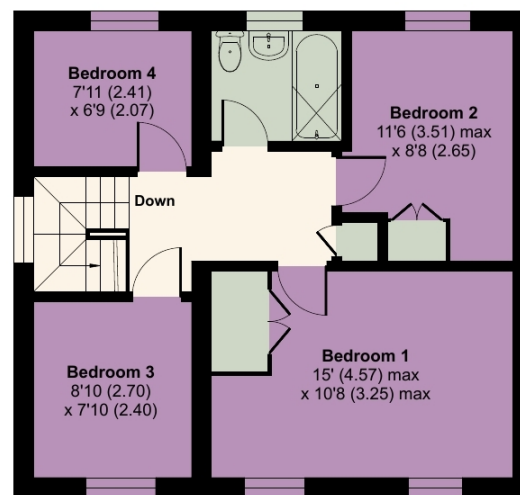
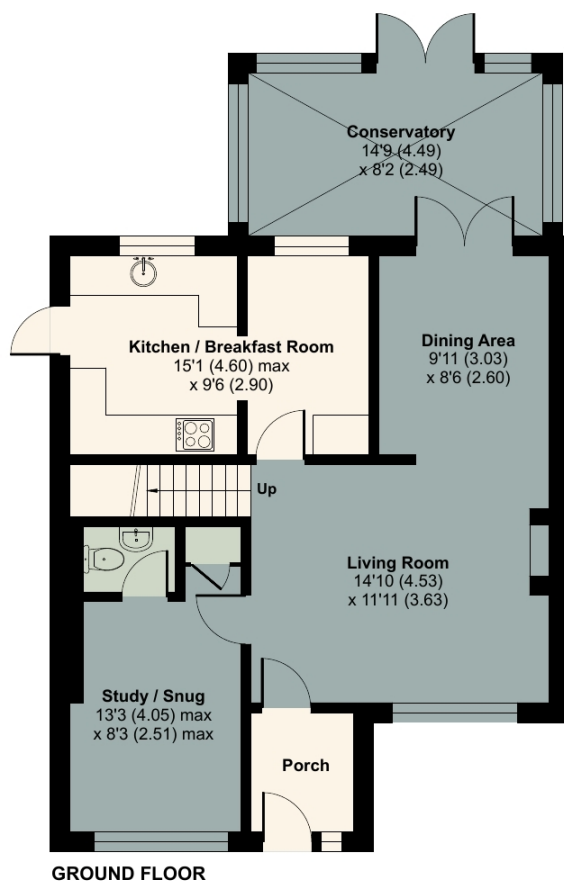
Council Tax Band: D(i).





Approximate Area = 1297 sq ft / 120.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76 80
(55-68)	D	
(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 2026. Produced for Country Properties. REF: 1408409



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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