



Princess Close

Flitwick,
Bedfordshire, MK45 1FH
£375,000

country
properties

Tucked away in a private road within the town centre, just 0.3 miles from the mainline rail station, this modern semi detached home is offered for sale with the benefit of no upper chain. The well presented accommodation includes a dual aspect living/dining room with French doors to the enclosed rear garden, fitted kitchen and cloakroom/WC. There are three bedrooms to the first floor, the principal with en-suite shower room, plus family bathroom. Parking is provided via the adjacent block paved driveway and garage. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and canopy porch over. Double glazed window to front aspect. Radiator. Stairs to first floor landing. Doors to living/dining room, kitchen and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with tiled splashback. Radiator. Recessed spotlighting to ceiling. Floor tiling.

LIVING/DINING ROOM

Dual aspect via double glazed window to front and double glazed French doors to rear with matching windows to either side. Two radiators. Door to:

KITCHEN

Double glazed window and part double glazed door to rear aspect. A range of base and wall mounted units with under-lighting and work surface areas incorporating 1½ bowl sink with mixer tap. Tiled splashbacks. Built-in oven and hob with extractor over. Space for fridge/freezer, dishwasher and washing machine. Wall mounted gas fired boiler. Floor tiling. Radiator. Built-in under stairs storage cupboard.

FIRST FLOOR

LANDING

Opaque double glazed window to rear aspect. Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. 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 pedestal wash hand basin. Radiator. Recessed spotlighting to ceiling. Extractor.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BEDROOM 3

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

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. Tiled splashbacks. Radiator. Recessed spotlighting to ceiling. Extractor. Floor tiling.

OUTSIDE

FRONT GARDEN

Part laid to artificial lawn. Pathway leading to front entrance door. Outside light.

REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to lawn. Various plants and shrubs. Outside light and cold water tap. Enclosed by timber fencing with gated side access.

GARAGE

Brick-built garage with pitched, tiled roof. Metal up and over door. Power and light.

OFF ROAD PARKING

Block paved driveway to side providing off road parking and access to garage.

AGENTS NOTE

The property is situated within a private road, which is subject to a service charge payable to the management company of approx. £150 per annum.

Current Council Tax Band: D

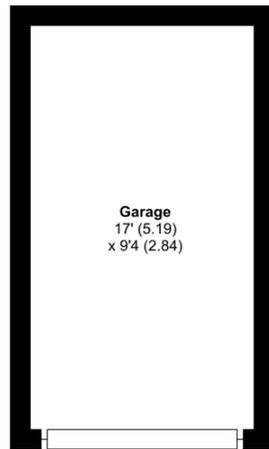


Approximate Area = 836 sq ft / 77.6 sq m

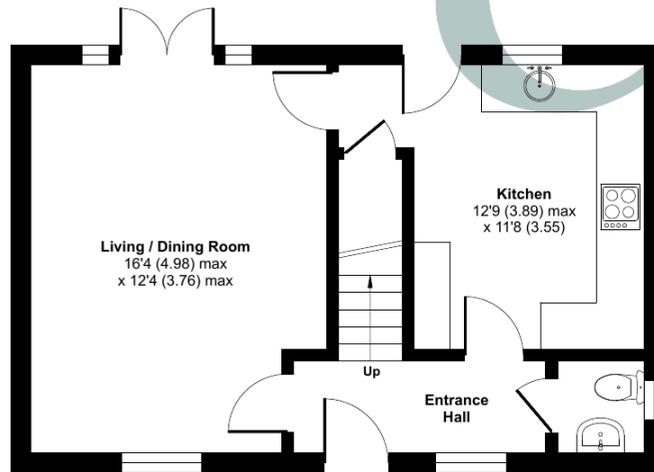
Garage = 159 sq ft / 14.7 sq m

Total = 995 sq ft / 92.3 sq m

For identification only - Not to scale



Garage
17' (5.19)
x 9'4" (2.84)

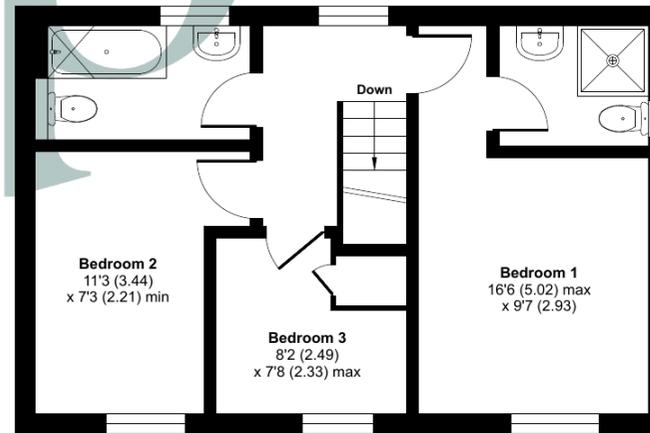


Living / Dining Room
16'4" (4.98) max
x 12'4" (3.76) max

Kitchen
12'9" (3.89) max
x 11'8" (3.55)

Up
Entrance Hall

GROUND FLOOR



Bedroom 2
11'3" (3.44)
x 7'3" (2.21) min

Bedroom 3
8'2" (2.49)
x 7'8" (2.33) max

Bedroom 1
16'6" (5.02) max
x 9'7" (2.93)

Down

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	76	
(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). © nche.com 2025. Produced for Country Properties. REF: 1236340

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Viewing by appointment only

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