



# Chapel Road

Flitwick,  
Bedfordshire, MK45 1EA  
£530,000

country  
properties

With the benefit of no upper chain, this extended detached bungalow offers potential for further improvement and development (subject to planning). Set on a corner position within a desirable location, the property is within just 0.5 miles of the mainline rail station and further town centre amenities. With widened doorways to accommodate wheelchair access, the single storey accommodation offers the versatility to utilise the space to suit your needs and includes a spacious 24ft (max) dual aspect living/dining room with walk-in bay and French doors to rear garden, fitted kitchen, separate utility, two shower rooms and useful study. In addition, there are three bedrooms (with the principal connecting via bi-fold doors to bedroom 3, which also has separate access from the inner hall) and a further room provides excellent potential to create a spacious en-suite. A fixed staircase with fire door leads up to the boarded loft space with potential for conversion (subject to necessary consent) and the large workshop has been partially converted to accommodate an office with kitchenette and shower room. Parking for several vehicles is provided at the front and side of the property. EPC Rating: D.

- NO UPPER CHAIN
- Scope to further improve or extend (subject to planning)
- 24ft (max) dual aspect living/dining room
- Fitted kitchen, separate utility & study
- Two shower rooms in main property
- Three bedrooms & potential en-suite
- Large workshop with office incorporating kitchenette & shower room
- Ample off road parking



## GROUND FLOOR

### ENTRANCE HALL

Accessed via part opaque double glazed front entrance door. Triple glazed windows to front and side aspects. Recessed spotlighting to vaulted ceiling with electrically operated skylight. Polished concrete floor with underfloor heating. Open access and step down to rear hall. Part glazed door to living/dining room. Door to:

### SHOWER ROOM (1)

Triple glazed window to side aspect. Walk-in shower with wall mounted shower unit. Close coupled WC. Wash hand basin with mixer tap and storage beneath. Wall tiling. Recessed spotlighting to vaulted ceiling. Polished concrete floor with underfloor heating.

### LIVING/DINING ROOM

Dual aspect via walk-in bay with triple glazed windows to front, further triple glazed window to front and triple glazed French doors to rear. Fireplace recess. Polished concrete floor with underfloor heating. Recessed spotlighting to ceiling. Wall mounted cupboard housing electric meter. Part glazed door to inner hall. Door to:

### KITCHEN

Entered via lobby area from living room, with built-in pantry cupboard with shelving. Window to rear aspect. A range of base and wall mounted units with work surface area incorporating stainless steel sink with mixer tap. Built-in electric oven and hob with extractor over. Appliance space. Wood effect flooring.

### INNER HALL

Recessed spotlighting to ceiling. Polished concrete floor with underfloor heating. Doors to bedrooms 1 and 2, and loft area (via fixed staircase). Sliding doors to bedroom 3 and shower room (2). Part glazed door to:

### UTILITY ROOM

Triple glazed window to rear aspect. Stainless steel work surface incorporating sink with mixer tap. Recessed spotlighting to ceiling. Polished concrete floor with underfloor heating. A range of built-in cupboards housing boiler, water tank and shelving.

### BEDROOM 1

Two triple glazed windows to front aspect. Recessed spotlighting to vaulted ceiling with electrically operated skylight (with fitted blind). Additional ceiling light point with dimmer switch. A range of full-height fitted storage to one wall including hanging rails and wire drawer storage. Polished concrete floor with underfloor heating. Triple bi-fold glazed doors to bedroom 3.

### BEDROOM 2

Walk-in bay with triple glazed windows to front aspect. Polished concrete floor with underfloor heating. Wall mounted cupboard housing electric consumer unit.



### BEDROOM 3

Triple glazed window to rear aspect. Recessed spotlighting to vaulted ceiling with electrically operated skylight (with fitted blind). Additional ceiling light point. Polished concrete floor with underfloor heating. Sliding door to inner hall. Open access to:

### POTENTIAL EN-SUITE

Opaque triple glazed window to rear aspect. Recessed colour-changing spotlighting to vaulted ceiling with electrically operated skylight (with fitted blind). Pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Extractor.

### SHOWER ROOM (2)

Opaque triple glazed window to rear aspect. Recessed spotlighting to part vaulted ceiling with electrically operated skylight. Walk-in shower with wall mounted shower unit and wall tiling. Low level WC. Wash hand basin with mixer tap.

### REAR HALL

Door to side aspect. Multi pane glazed door to rear aspect. Wood effect flooring. Recessed spotlighting to ceiling. Door and step down to:

### STUDY

Two triple glazed windows to front aspect. Wood effect flooring.

### OUTSIDE

### FRONT GARDEN

Laid to lawn with shrub border. Rockery area. Enclosed by picket fencing.



## REAR GARDEN

French doors from the living/dining room lead out to a tiered, decked seating area with steps and ramp with handrails leading down to the garden. Block paved pathways. Wood chipped play area. Timber storage shed. Trees and shrubs. Enclosed by timber fencing with gated access to front. Gated access to side paved area with two garden stores (also accessed via rear hall).

## WORKSHOP

Two triple glazed windows to front aspect. Two triple glazed windows to rear aspect. Power and light. Door to:

## OFFICE

Triple glazed window to rear aspect. Built-in storage cupboard. Wood effect flooring. Kitchenette with wall, base and open shelving unit. Work surface incorporating stainless steel circular sink with mixer tap. Door to:

## SHOWER ROOM (3)

Opaque double glazed window to side aspect. Walk-in shower with wall mounted shower unit. Close coupled WC. Wash hand basin with mixer tap and storage beneath. Wall and floor tiling.

## OFF ROAD PARKING

Block paved driveways to both front and side. Further parking for two vehicles in front of workshop.

Current Council Tax Band: E(i).

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

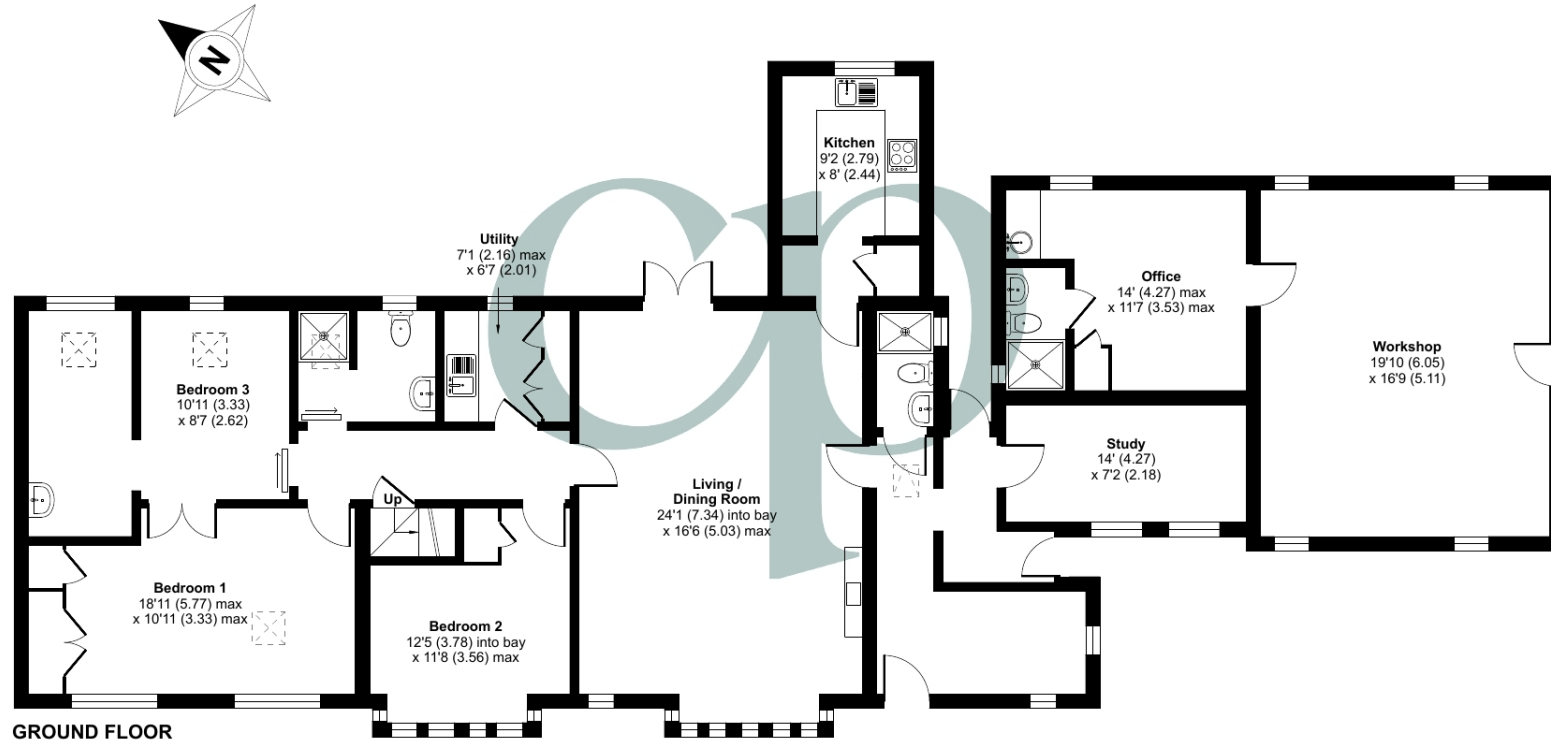
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





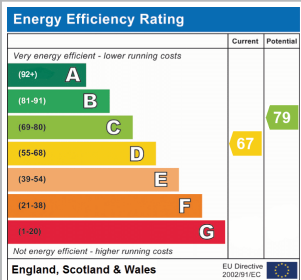
Approximate Area = 1510 sq ft / 140.2 sq m  
 Outbuilding = 513 sq ft / 47.6 sq m  
 Total = 2023 sq ft / 187.8 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Country Properties. REF: 1095901



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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