



Church Road

Flitwick,
Bedfordshire, MK45 1AE
Offers Over £900,000

country
properties

Set within highly desirable Church Road, this unique five bedroom detached family home offers a versatile layout. The ground floor accommodation radiates off a generous hallway and includes a 25ft dual aspect living room with log burning stove, plus separate dining room. The 21ft fitted kitchen/breakfast room incorporates space for informal dining, whilst the adjacent utility allows laundry to be tucked away. There are two double bedrooms on this floor (the principal with en-suite shower room) allowing the option to use as additional reception space if preferred, plus a bathroom. Heading upstairs you will find three further bedrooms (one with en-suite), a second bathroom with four piece suite, and useful loft space providing ample storage. The gardens extend around the front, side and rear of the property and parking is provided via the double garage and driveway. EPC Rating: C.

- 25ft dual aspect living room with log burner
- Separate dining room
- 21ft fitted kitchen/breakfast room plus utility
- Five bedrooms over two floors
- Two bathrooms plus two en-suite shower rooms
- Integral double garage plus ample driveway parking



LOCATION

The property is set within prestigious Church Road on the outskirts of the town. Commuters are well served by Flitwick's mainline rail station (approx. 0.6 miles) which provides a direct service to St Pancras International in approx. 40 mins. Junction 12 of the M1 is within 3.3 miles and London Luton Airport is approx. 14 miles. There are three primary schools and a middle school within the town itself whilst Redborne Upper School is situated on the Ampthill/Flitwick borders. Further amenities within the town include a supermarket and many smaller shops as well as an open air market every Friday. There is a modern leisure centre with swimming pool, library, skate park and a range of public houses, restaurants and cafés. Flitwick is broadly equidistant between the larger towns of Bedford and Luton (each approx. 10 miles) with the city of Milton Keynes being within 14 miles.

GROUND FLOOR

ENTRANCE PORCH

Accessed via part opaque double glazed entrance door with opaque double glazed sidelight. Two opaque double glazed windows to front aspect. Floor tiling. Opaque glazed door and matching sidelight to:

ENTRANCE HALL

Stairs to first floor landing. Two radiators. Wood effect flooring. Built-in airing cupboard with radiator. Further storage cupboard. Recessed spotlighting to ceiling. Doors to kitchen/breakfast room, dining room, two bedrooms and bathroom. Multi pane opaque glazed double doors to:

LIVING ROOM

Dual aspect via two double glazed windows to front and double glazed window to side. Log burning stove set on hearth. Three radiators. Wall light points.

KITCHEN/BREAKFAST ROOM

Double glazed window and sliding patio door to rear aspect. A range of base and wall mounted units with granite work surface areas incorporating 1½ bowl sink with mixer tap. Space for dishwasher, fridge/freezer and cooker (with extractor above). Wall tiling. Two radiators. Wood effect flooring. Recessed spotlighting to ceiling. Part opaque glazed panelled door to:

UTILITY ROOM

Double glazed window to side aspect. Opaque double glazed window to rear aspect. Base and wall mounted units with work surface area incorporating sink. Wall and floor tiling. Radiator.



DINING ROOM

Double glazed window to rear aspect. Radiator.

BEDROOM 1

Dual aspect via part opaque double glazed picture window to front aspect and double glazed window to side aspect. A range of built-in wardrobes with storage above. Recessed spotlighting to ceiling. Radiator. Door to:

EN-SUITE SHOWER ROOM (1)

Opaque double glazed window to front aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Extractor. Shaver socket. Tile effect flooring. Heated towel rail.

BATHROOM (1)

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Radiator. Shaver socket. Tile effect flooring.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Doors to three bedrooms, loft storage and bathroom.



BEDROOM 3

Double glazed window to front aspect.
Radiator. Door to:

EN-SUITE SHOWER ROOM (2)

Double glazed skylight. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Radiator. Heated towel rail. Extractor. Shaver socket. Recessed spotlighting to ceiling.

BEDROOM 4

Double glazed skylight. Radiator.

BEDROOM 5

Double glazed skylight. Radiator.

BATHROOM (2)

Opaque double glazed window to front aspect. Four piece suite comprising: Bath with mixer tap/shower attachment, shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Radiator. Heated towel rail. Shaver socket. Recessed spotlighting to ceiling.

LOFT STORAGE

Wall mounted gas fired boiler. Power and light.

OUTSIDE

FRONT GARDEN

Steps and pathway lead up through the lawned garden to the entrance door. Outside lighting. Mature trees and shrubs. Garden shed. Part enclosed by fencing and hedging.

REAR GARDEN

A paved patio seating area leads to the lawned garden with shrub borders. Outside lighting and cold water tap. Summerhouse. Part enclosed by fencing.

DOUBLE GARAGE

Metal up and over door.

OFF ROAD PARKING

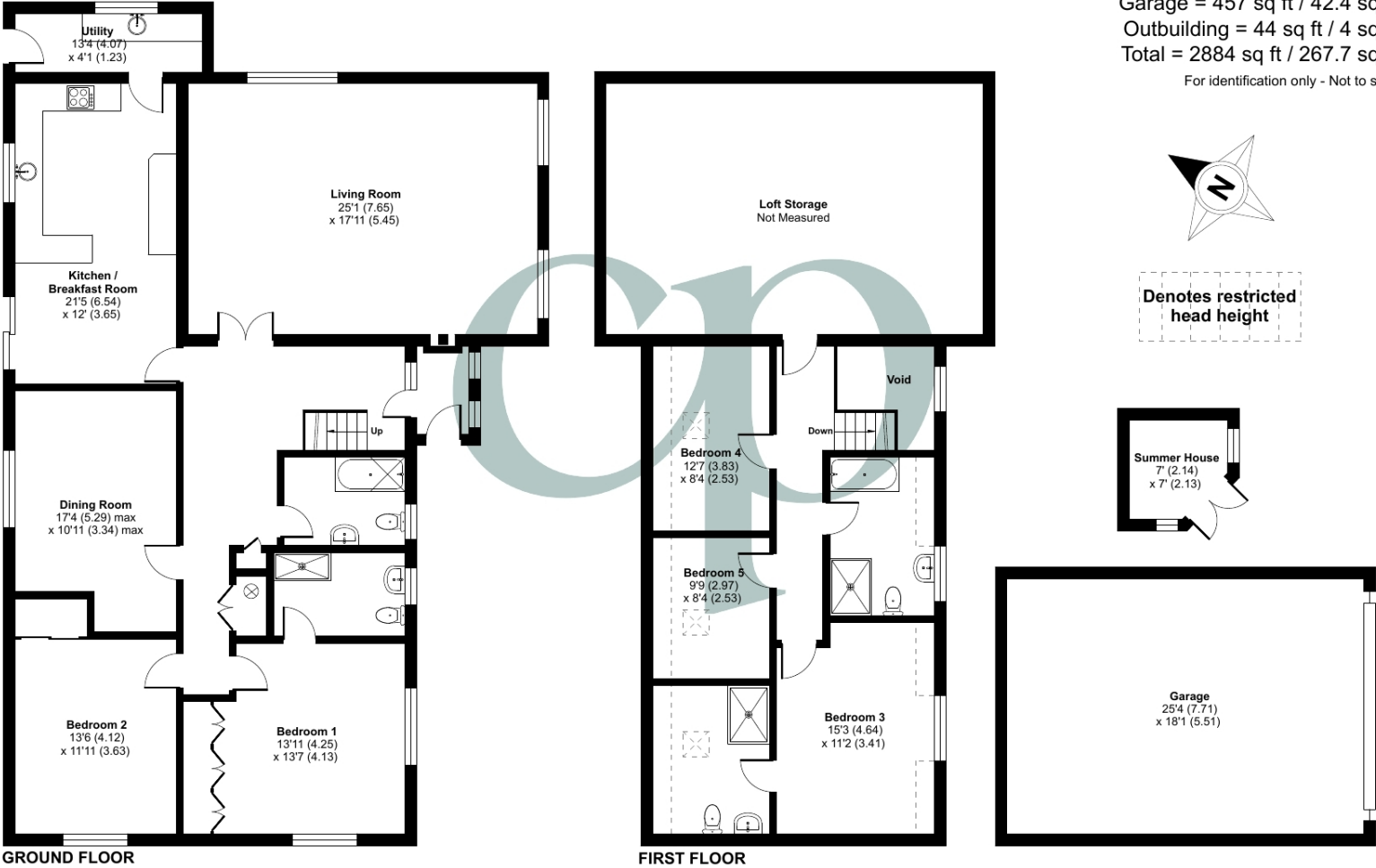
Hard standing driveway providing off road parking for several vehicles and access to double garage.

Current Council Tax Band: G.

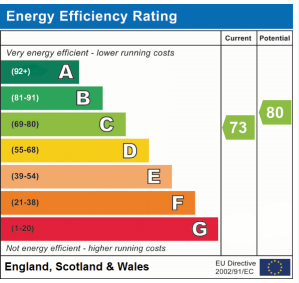




Approximate Area = 2315 sq ft / 215 sq m (excludes loft storage and void)
Limited Use Area(s) = 68 sq ft / 6.3 sq m
Garage = 457 sq ft / 42.4 sq m
Outbuilding = 44 sq ft / 4 sq m
Total = 2884 sq ft / 267.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Country Properties. REF: 1257107



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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

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