



Gardeners Close

Flitwick,
Bedfordshire, MK45 5BU
£400,000

country
properties

Set within a cul-de-sac on the town outskirts, nearing Flitwick Moor and Folly Wood, this detached home offers well presented accommodation including a dual aspect living room, separate dining with French doors to conservatory and fitted kitchen. There are three bedrooms to the first floor, two with fitted storage, plus a wet room. The enclosed gardens wrap around the side and rear of the property, and parking is provided via the adjacent garage and driveway. The town centre amenities, including rail station with a direct service to St Pancras International, are within 0.8 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect fanlight and canopy porch over. Stairs to first floor landing. Radiator. Doors to dining room and to:

LIVING ROOM

Dual aspect via box bay double glazed window to front and double glazed window to side. Radiator.

DINING ROOM

Double glazed French doors to conservatory. Radiator. Door to:

KITCHEN

Double glazed window to side aspect/conservatory. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Space for cooker with extractor over. Space and plumbing for washing machine. Cupboard housing gas fired boiler. Radiator. Tile effect flooring. Part opaque double glazed door to rear aspect.

CONSERVATORY

Of part brick construction with double glazed windows with leaded light effect toplights, and double glazed French doors to garden. Floor tiling. Power and light.

FIRST FLOOR

LANDING

Double glazed window to rear aspect. Hatch to loft. Doors to all bedrooms and wet room.

BEDROOM 1

Double glazed window to front aspect. Radiator. Built-in over stairs storage cupboard. Wood effect flooring.

BEDROOM 2

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

BEDROOM 3

Double glazed window to side aspect. Radiator. Wood effect flooring.



WET ROOM

Opaque double glazed window to rear aspect. Shower area with wall mounted shower unit. Close coupled WC. Wash hand basin. Wall tiling. Heated towel rail. Built-in cupboard.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Shrub border. Outside light. Gated access to rear garden.

SIDE/REAR GARDEN

The gardens are set to both the side and rear of the property. Paved patio seating area. Lawn areas with shrub borders. Gated side access.

GARAGE

Brick-built garage with pitched, tiled roof. Metal up and over door. Courtesy door to side aspect.

OFF ROAD PARKING

Hard standing driveway providing off road parking and access to garage.

Current Council Tax Band: D.

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.

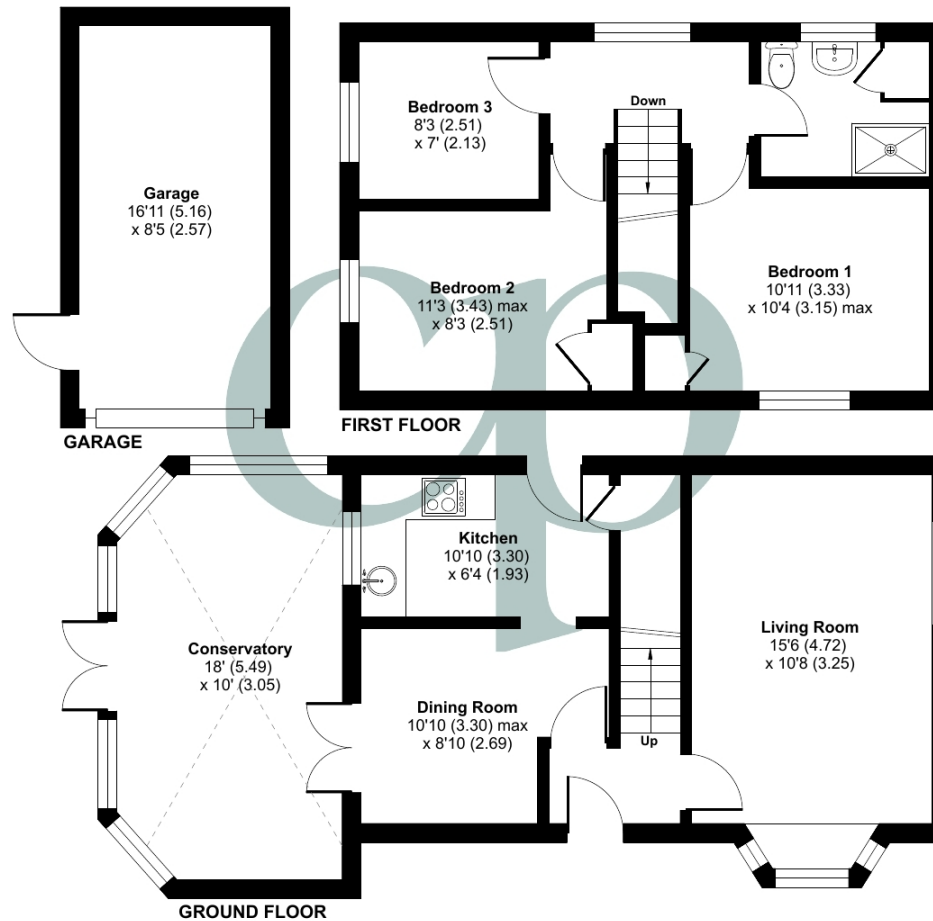
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 980 sq ft / 91 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 1125 sq ft / 104.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	68	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1174514

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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