



The Croft

Flitwick,
Bedfordshire, MK45 1DL
£525,000

country
properties

This chain-free detached family home is set within a cul-de-sac in the heart of the town, convenient for the mainline rail station (just 0.4 miles). The well presented accommodation includes fitted shutters to many of the rooms, with the 20ft living room, separate dining room and rear conservatory offering ample space to relax and entertain. There is a guest cloakroom/WC and refitted kitchen which features a range of integrated appliances (as stated) and granite work surfaces which extend to create a peninsula breakfast bar, great for informal dining. Two of the four bedrooms include useful fitted storage and there is also a stylish refitted shower room to the first floor. The enclosed rear garden includes patio and lawn areas, with an attractive row of pleached trees to rear, and parking is provided via the detached garage and block paved driveway. EPC Rating: D.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via covered entrance door. Radiator. Doors to living room and to:

CLOAKROOM/WC

Double glazed window to front aspect (with fitted shutters). Two piece suite comprising: Close coupled WC and vanity unit incorporating wash hand basin with storage beneath. Wall tiling. Radiator.

LIVING ROOM

Double glazed bow window to front aspect (with fitted shutters). Feature fireplace housing gas fire. Radiator. Coving to ceiling. Engineered wood flooring.

DINING ROOM

Radiator. Carpeted stairs to first floor landing with built-in storage beneath. Coving to ceiling. Engineered wood flooring. French doors to conservatory. Further door to:

KITCHEN

Double glazed window to rear aspect. Double glazed door to side aspect. Refitted with a range of base and wall mounted units with granite work surface areas incorporating recessed sink with mixer tap plus ceramic hob with extractor over, extending to create a peninsula breakfast bar. Built-in electric oven, plate warmer and microwave. Integrated dishwasher and refrigerator. Space for washing machine. Recessed spotlighting to ceiling. Electric plinth heater.

CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Tiled floor with underfloor heating.

FIRST FLOOR

LANDING

Hatch to loft. Built-in airing cupboard housing hot water tank and shelving. Doors to all bedrooms and shower room.

BEDROOM 1

Double glazed window to front aspect (with fitted shutters). Radiator. Coving to ceiling. Fitted carpet.



BEDROOM 2

Double glazed window to rear aspect (with fitted shutters). Two built-in cupboards. Radiator. Coving to ceiling. Fitted carpet.

BEDROOM 3

Double glazed window to front aspect. Built-in wardrobe. Radiator. Coving to ceiling. Exposed floorboards.

BEDROOM 4

Double glazed window to rear aspect (with fitted shutters). Radiator. Coving to ceiling. Fitted carpet.

SHOWER ROOM

Double glazed window to side aspect. Refitted suite comprising: Walk-in shower with rainfall style showerhead and additional hand-held attachment, WC with concealed cistern and vanity unit incorporating wash hand basin with storage beneath. Wall and floor tiling. Heated towel rail.

OUTSIDE

FRONT GARDEN

Artificial lawn with shrub borders.

REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to lawn with shrub borders. Pleached standard trees to rear. Courtesy door to garage. Enclosed by fencing with gated access to front.

GARAGE

Up and over door. Power and light. Courtesy door to rear garden.

OFF ROAD PARKING

Block paved driveway providing off road parking and access to garage. Gated access to rear garden.

Current Council Tax Band: E.

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.

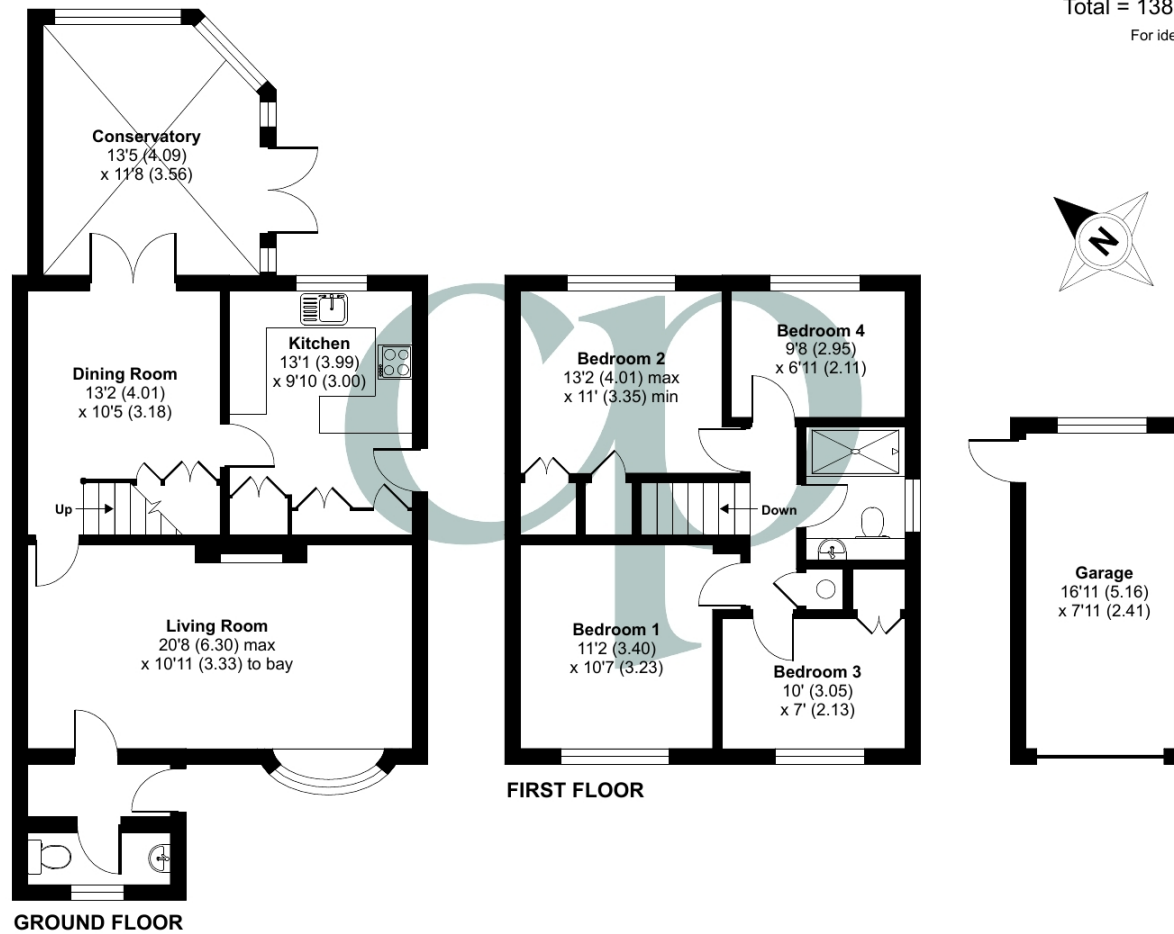


Approximate Area = 1244 sq ft / 115.6 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1380 sq ft / 128.2 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 80 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (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:1102973

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

Viewing by appointment only

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