



Salisbury Road

Flitwick,
Bedfordshire, MK45 1UD
£565,000

country
properties

Set within a popular cul-de-sac location with countryside views, this detached family home is within 0.9 miles of both Redborne Upper School on the Ampthill/Flitwick outskirts, along with Flitwick's town centre amenities (including mainline rail station with a direct service to St Pancras International). This stunning, four bedroom home is beautifully presented throughout and offers spacious accommodation with a fantastic balance between comfortable family living and functional space, ideal for growing families or those who love to entertain. The generous living room features a walk-in bay with triple aspect windows, allowing natural light to flood in, whilst the separate dining room leads directly to a conservatory - the perfect spot for enjoying breakfast or unwinding. The modern kitchen has been thoughtfully fitted with stylish and practical units, offering plenty of storage and workspace, with the convenience of an adjacent utility. A ground floor cloakroom/WC provides additional practicality for busy households and guests. One of the highlights of the property is the part-converted garage that has been transformed into a gym area, offering versatility whilst retaining useful storage space with key fob electric roller door to front. Upstairs, you will find four bedrooms, with the principal benefitting from a modern en-suite shower room, and the remaining bedrooms being served by a contemporary family bathroom. The enclosed rear garden is laid to lawn with patio seating area, and off road parking for two cars is provided via the block paved frontage. EPC: D.

- Spacious living room with walk-in bay
- Dining room with patio door to conservatory
- Attractive fitted kitchen and adjacent utility
- Ground floor cloakroom/WC
- Four bedrooms (principal with en-suite shower room)
- Heated floors and rain showers in en-suite & family bathroom
- Part converted garage to create a gym plus useful storage
- Block paved driveway



GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts. Double glazed window to side aspect. Radiator. Stairs to first floor landing. Wood effect flooring. Recessed spotlighting to ceiling. Doors to living room, dining room and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and feature wash hand basin with mixer tap and tiled splashback, set on storage cabinet. Radiator.

LIVING ROOM

Walk-in bay with double glazed bow window to front aspect, and double glazed windows to either side aspect. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

DINING ROOM

Double glazed sliding patio door to conservatory. Radiator. Floor tiling. Built-in under stairs storage cupboard. Open access to kitchen.

CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Floor tiling. Power and light.

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl ceramic sink and drainer with mixer tap. Space for dishwasher, fridge/freezer and range style oven (with extractor over). Vertical radiator. Floor tiling. Open access to:

UTILITY ROOM

Double glazed window and opaque double glazed door to rear aspect. Wall and base mounted units with work surface area incorporating sink with mixer tap. Space for washing machine. Radiator. Floor tiling. Door to part converted garage.

FIRST FLOOR

LANDING

Hatch to part boarded loft with light and pull-down ladder (also housing gas fired boiler and water tank). Built-in storage cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed windows to front and either side aspect. Fitted wardrobes. Radiator. Door to:



EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling (with underfloor heating). Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

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

BEDROOM 4

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

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and shower over, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling (with underfloor heating). Heated towel rail.



OUTSIDE

REAR GARDEN

Laid to lawn with shrub border and inset stepping stone pathways leading to generous paved patio area with raised shrub borders and pond. Enclosed by timber fencing with gated side access. Timber garden shed with power and lighting. Outside light.

PART CONVERTED GARAGE

Electric roller door. Eaves storage. Courtesy door to utility room. (The garage has been sub-divided with one area currently used as a gym - Removal of the stud partition wall would be required in order to house a vehicle).

OFF ROAD PARKING

Block paved frontage providing off road parking for two vehicles. Outside lighting. Shrub and hedge border.

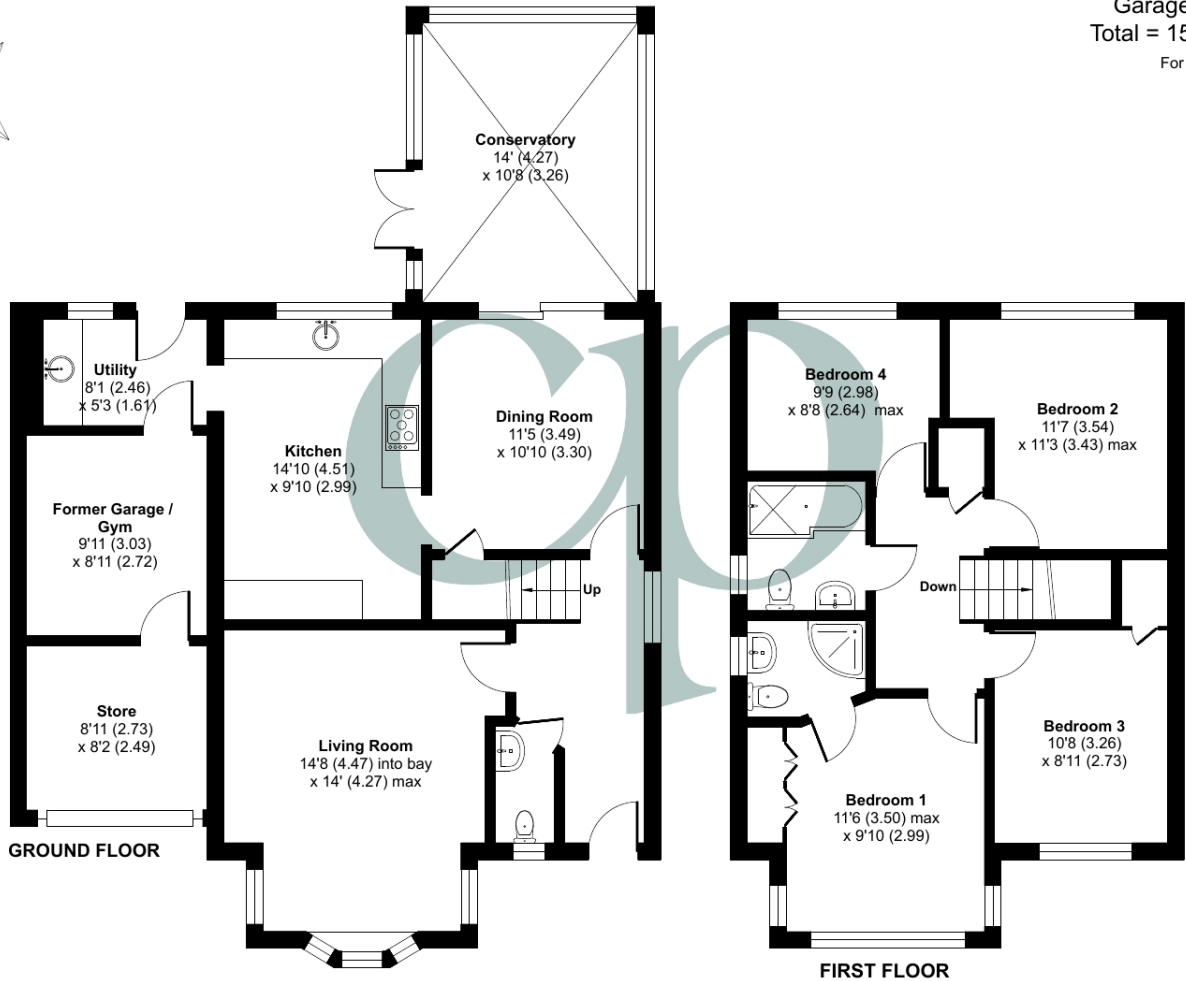
Current Council Tax Band: E.

A planning application CB/23/03861 was submitted in 2023 for development of the land to the rear of the property, but has since been withdrawn.

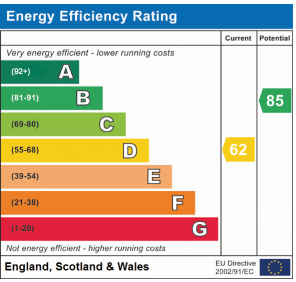




Approximate Area = 1490 sq ft / 138.4 sq m
Garage = 73 sq ft / 6.7 sq m
Total = 1563 sq ft / 145.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1371826



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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