



# Fry Grove

Flitwick,  
Bedfordshire, MK45 1GJ  
£330,000

country  
properties

This modern semi detached home is pleasantly situated on a popular development on the outskirts of town, yet just 0.9 miles from the centre with its range of amenities including mainline rail station. This property offers an ideal balance of contemporary living and practical layout, making it a perfect choice for first-time buyers or downsizers. Step inside to discover an open-plan living space that effortlessly blends style and functionality. The contemporary design creates a seamless flow between the lounge and kitchen areas, providing a versatile and sociable environment for relaxing, cooking and entertaining. The kitchen area is equipped with a breakfast bar and a range of integrated appliances (as stated), whilst a handy cloakroom/WC and utility cupboard located off the entrance lobby add practicality. Upstairs, the property boasts two well-proportioned bedrooms and a stylish bathroom. One of the highlights of this lovely home is the enclosed rear garden, complete with a generous patio area and a low-maintenance artificial lawn. Additionally, the property includes adjacent driveway parking, providing added convenience. EPC: B.

## GROUND FLOOR

### ENTRANCE LOBBY

Accessed via front entrance door with opaque double glazed insert and sidelight. Double doors to utility cupboard with work surface area, built-in washer/dryer, wall mounted gas fired boiler, electric consumer unit and tile effect flooring. Open access to kitchen/living room. Door to:

### CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and tiled splashback. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

### OPEN PLAN KITCHEN/LIVING ROOM

Double glazed French doors to rear aspect with matching sidelights and top openers. Fitted with a range of base and wall mounted kitchen units with work surface areas incorporating stainless steel sink and drainer with mixer tap, extending to create a peninsula breakfast bar. Recessed spotlighting to ceiling. Built-in electric oven and gas hob with extractor over. Integrated fridge/freezer and slimline dishwasher. Radiator. Wood effect flooring.

## FIRST FLOOR

### LANDING

Hatch to loft. Radiator. Doors to both bedrooms and bathroom.

### BEDROOM 1

Double glazed window to rear aspect. Radiator.

### BEDROOM 2

Two double glazed windows to front aspect. Radiator.

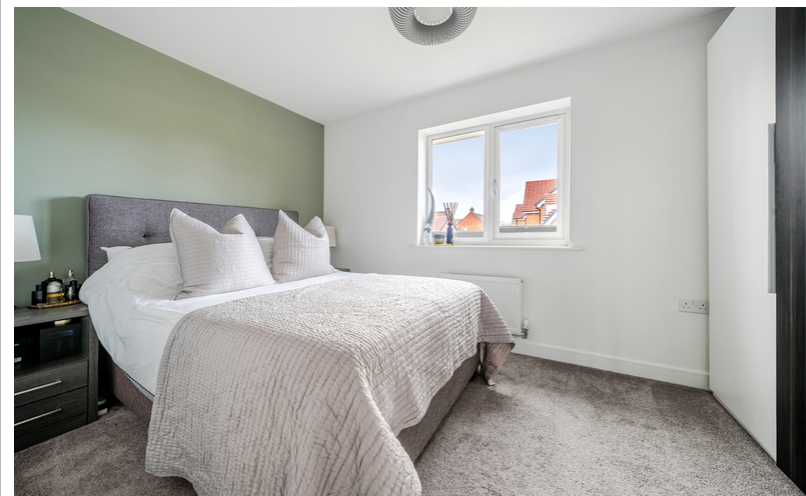
### BATHROOM

Three piece suite comprising: Bath with wall mounted shower over and glazed screen, close coupled WC and pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Heated towel rail. Floor tiling.

## OUTSIDE

### FRONT GARDEN

Paved pathway leading to front entrance door, with areas laid to decorative stone chippings at either side.



## REAR GARDEN

Immediately to the rear of the property is a generous paved patio seating area with step up to artificial lawn. Outside cold water tap and power points. Enclosed by timber fencing with gated side access to driveway.

## OFF ROAD PARKING

Driveway to side providing off road parking for two vehicles.

Current Council Tax Band: C.

Estate/Management Charge: £141.38 per annum (TBC).

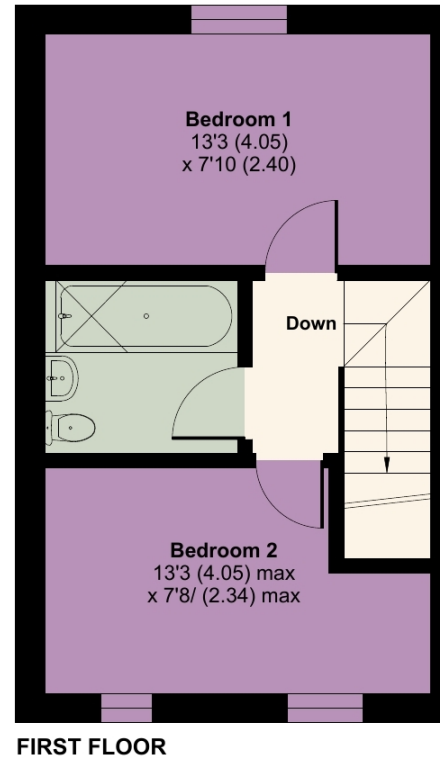
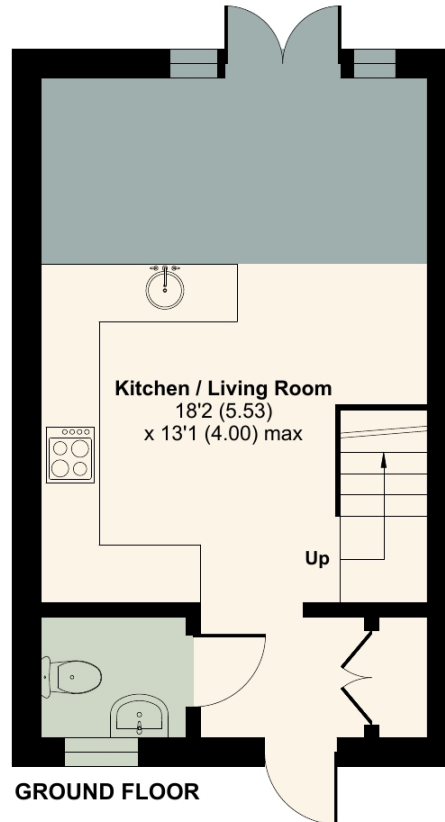
A one-off payment to the Management Company of approx. £730 (TBC) will be required upon completion of purchase, to include a Certificate of Compliance.





Approximate Area = 593 sq ft / 55 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	81
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1406317



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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