



Townfield Road

Flitwick,
Bedfordshire, MK45 1JG
£325,000

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This chain-free semi detached home features a generous rear garden extending to approx. 87ft in length. Having the benefit of a double-storey extension and offering scope to improve, the accommodation includes a living room, 22ft dual aspect kitchen/dining room with French doors to rear, ground floor bathroom and three bedrooms. The front garden is part laid to block paving to provide off road parking and a shared driveway to side leads to the garage. The town centre amenities, including mainline rail station, are within 0.6 miles. EPC Rating: E.

GROUND FLOOR

ENTRANCE HALL

Accessed via steps up to opaque double glazed entrance door with canopy over. Opaque double glazed window to side aspect. Stairs to first floor landing. Wall mounted electric heater. Opaque glazed door to kitchen/dining room. Further doors to bathroom and to:

LIVING ROOM

Double glazed window to front aspect. Living flame effect gas fire set on hearth.

KITCHEN/DINING ROOM

Dual aspect via two double glazed windows to side and double glazed French doors to rear. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Space for cooker, refrigerator, freezer and washing machine. Wall mounted gas fired boiler. Built-in under stairs storage cupboard.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with wall mounted shower unit over, WC with concealed cistern and pedestal wash hand basin. Wall tiling. Wood effect flooring.

FIRST FLOOR

LANDING

Wall mounted electric heater. Hatch to loft. Fitted storage cupboard. Doors to all bedrooms.

BEDROOM 1

Two double glazed windows to front aspect. Wall mounted electric heater.

BEDROOM 2

Double glazed window to rear aspect. Wall mounted electric heater. Built-in storage cupboard and shelving.

BEDROOM 3

Double glazed window to rear aspect.



OUTSIDE

FRONT GARDEN/OFF ROAD PARKING

Part laid to block paving to provide off road parking. Lawn area. Various shrubs. Outside light.

REAR GARDEN

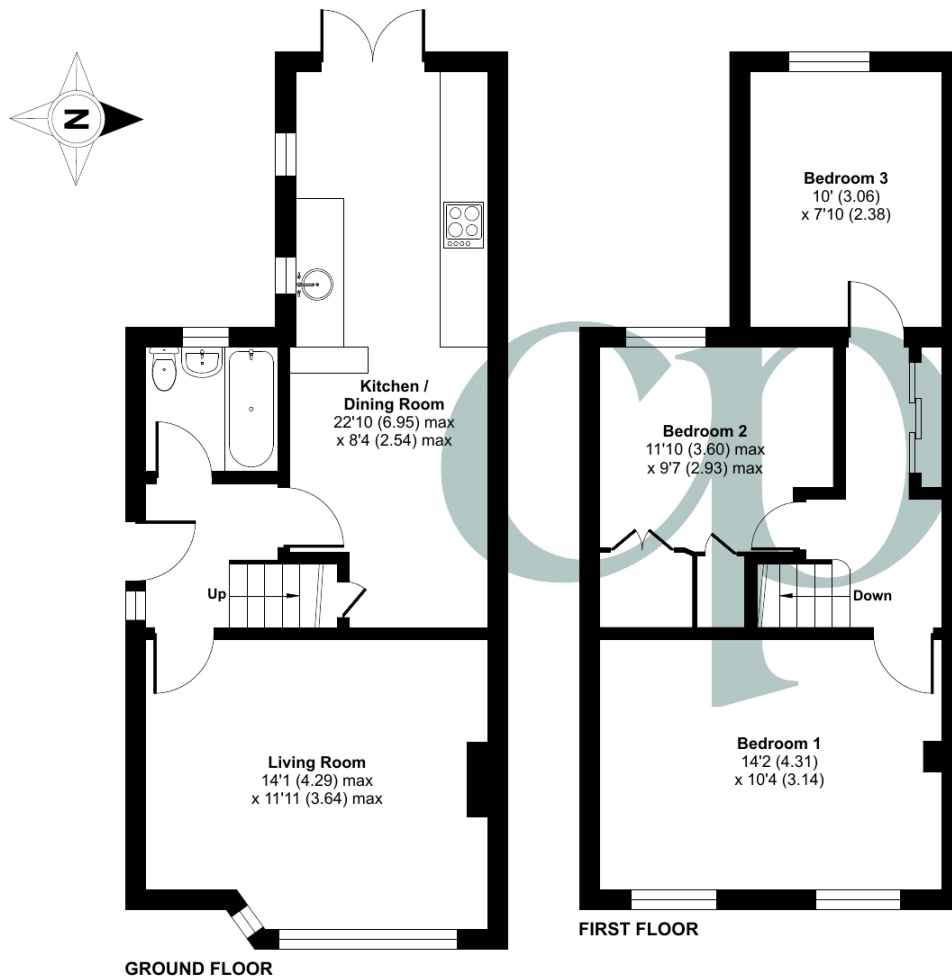
87' x 21' (26.52m x 6.40m) approx.
Immediately to the rear of the property is a paved patio seating area leading to an extensive lawn. Various shrubs. Additional patio areas. Garden shed. Outside light. Enclosed by fencing with gated side access.

GARAGE

Metal up and over door. Windows to rear aspect. (Accessed via shared driveway).

Current Council Tax Band: C.





Approximate Area = 824 sq ft / 76.5 sq m
 Garage = 125 sq ft / 11.6 sq m
 Total = 949 sq ft / 88.1 sq m
 For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	47
(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). © n̄checom 2024. Produced for Country Properties. REF: 1329889

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Viewing by appointment only

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