



# Sunnyside Cottage

Cobbett Lane, Flitton,  
Bedfordshire, MK45 5DX  
£700,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Enjoying delightful views across countryside, this detached character home is situated within the village conservation area, tucked away at the end of a desirable lane. The well-proportioned accommodation includes a 20ft triple aspect living room with open fireplace, separate dining room and dual aspect fitted kitchen/breakfast room, providing ample space for a family to relax and entertain. In addition there is a ground floor shower room with useful utility area. A spacious inner hall leads via a staircase to the first floor where four bedrooms (three of which have the benefit of built-in storage) and a family bathroom complete the accommodation. The wrap-around gardens are a wonderful feature of the property, offering various patio seating areas, a generous lawn and established trees and shrubs. A natural archway leads through hedging to a 'secret' garden/orchard area beyond with a variety of fruit trees and open post and rail fencing allowing the garden to blend into the 'borrowed' landscape beyond. Off road parking is provided via the gravelled driveway and detached garage. Whilst enjoying the benefits of village life and the countryside walks nearby, commuters are well served by rail and road via Flitwick's mainline station which provides a service to St Pancras International (2.3 miles) and M1:J12 (4.7 miles). EPC Rating: D.

- 20ft triple aspect living room with open fireplace
- Separate dining room
- Dual aspect fitted kitchen/breakfast room
- Ground floor shower room with utility area
- Four bedrooms (three with built-in storage)
- First floor family bathroom
- Delightful wrap-around gardens bordering fields
- Detached garage & driveway parking



## GROUND FLOOR

### ENTRANCE PORCH

Accessed via wooden front entrance door. Window to side aspect. Engineered wood flooring. Recessed shelving. Open access to lobby area with wooden panelled doors to dining room and to:

### LIVING ROOM

Triple aspect via windows to front, side and rear. Feature cast iron open fireplace with slate hearth. Four radiators. Part panelled walls. Engineered wood flooring. Built-in cupboard with shelving.

### DINING ROOM

Window to front aspect. Radiator. Engineered wood flooring. Fitted cupboard with shelving above. Open access to inner hall. Part glazed wooden door to:

### KITCHEN/BREAKFAST ROOM

Dual aspect via windows to side and rear. A range of base and wall mounted units with work surface areas incorporating 1½ bowl stainless steel sink with mixer tap and routed drainer. Tiled splashbacks. Range style oven with extractor canopy over. Integrated dishwasher. Space for upright fridge/freezer. Radiator. Floor tiling. Hatch to roof void.

### INNER HALL

Stairs to first floor landing with small built-in cupboard beneath. Further built-in cupboard with shelving. Radiator. Engineered wood flooring. Part glazed wooden door to rear porch. Wooden panelled door to:

### SHOWER ROOM

Walk-in shower with fixed rainfall style head and additional hand-held attachment. Close coupled WC. Wall mounted wash hand basin. Wall and floor tiling (with underfloor heating). Wall mounted gas fired boiler (installed February 2022). Space and plumbing for washing machine. Extractor.

### REAR PORCH

Window to side aspect. Built-in cloaks cupboard. Tiled floor. Multi pane glazed door to rear garden.

## FIRST FLOOR

### LANDING

Window to rear aspect on stairway. Hatch to loft. Wooden panelled doors to all bedrooms and family bathroom.

### BEDROOM 1

Window to front aspect. Radiator. Two built-in double wardrobes. Recessed shelving.

### BEDROOM 2

Window to front aspect. Radiator. Two built-in double wardrobes.



### **BEDROOM 3**

Window to rear aspect. Radiator. Built-in airing cupboard housing hot water cylinder.

### **BEDROOM 4**

Window to rear aspect. Radiator.

### **FAMILY BATHROOM**

Opaque glazed window to rear aspect. Traditional style three piece suite comprising: Panelled bath with cradle style mixer tap/shower attachment, low level WC and pedestal wash hand basin. Part tiled walls. Heated towel rail. Wood effect flooring. Built-in cabinet.

## **OUTSIDE**

### **FRONT GARDEN**

A stepped pathway leads to the front entrance door with lawn areas to either side. Outside light. Stone edged raised borders housing a variety of rose bushes.

### **REAR GARDEN**

Immediately to the rear of the property is a paved patio seating area with low retaining stone wall and pathway extending to the side of the house. Outside light. Steps lead up to the mainly lawned garden. A variety of shrubs and trees. Raised block paved patio area providing an additional area for al-fresco dining. Further small paved area creating a cosy seating area. A natural archway through the mature hedge border leads to an additional 'secret' garden/orchard area with apple and plum trees, having post and rail fencing to rear to take full advantage of the 'borrowed' landscape beyond.



## DETACHED GARAGE

Double opening wooden doors. Window to rear aspect. Wooden courtesy door to side aspect leading to rear garden. Power and light.

## OFF ROAD PARKING

A gravelled driveway to the side of the property leads through a wooden five bar gate to further parking in front of the detached garage.

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.

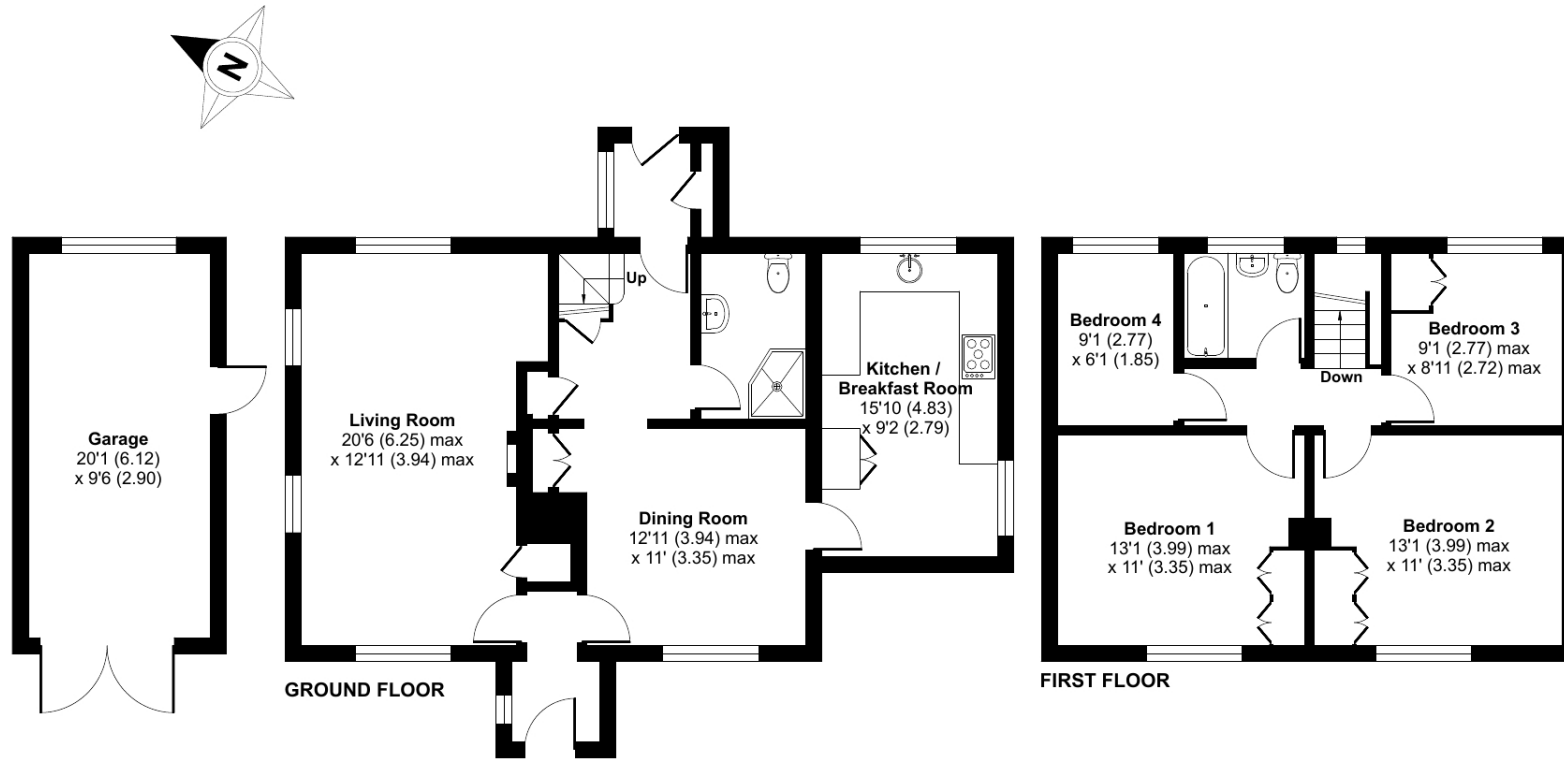
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

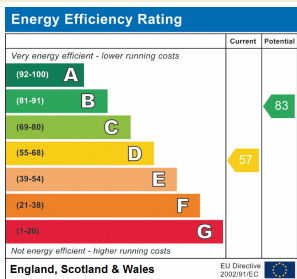




Approximate Area = 1291 sq ft / 119.9 sq m  
 Garage = 191 sq ft / 17.7 sq m  
 Total = 1482 sq ft / 137.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Country Properties. REF: 1007213



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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