



Powis Mews

Flitwick,
Bedfordshire, MK45 1SU
£400,000

country
properties

Set within a cul-de sac location, this detached family home with adjacent garage and driveway offers separate receptions including a living room with bi-fold doors to dining room which, in turn, leads to a conservatory. There is also a fitted kitchen and cloakroom/WC. The first floor features three bedrooms, all with built-in storage and refitted carpets (July '25), plus a shower room. There is an enclosed garden to the rear which is mainly laid to lawn. The town centre amenities, including mainline rail station, are within 0.8 miles on foot. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via part opaque multi pane glazed front entrance door with canopy porch over. Tile effect flooring. Radiator. Part opaque glazed door to inner hall. 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 storage cupboard beneath. Radiator.

INNER HALL

Stairs to first floor landing. Part glazed door to:

LIVING ROOM

Double glazed window to front aspect. Radiator. Engineered wood flooring. Built-in under stairs storage cupboard. Open access to kitchen. Part opaque glazed bi-fold doors to:

DINING ROOM

Radiator. Engineered wood flooring. Part glazed French doors to:

CONSERVATORY

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

KITCHEN

Double glazed window to rear aspect. Part opaque double glazed door to side aspect. A range of base and wall mounted units with 1½ bowl sink with mixer tap. Wall tiling. Space for cooker, slimline dishwasher, washing machine and fridge/freezer. Radiator. Tile effect flooring.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Hatch to loft. Built-in storage cupboard. Doors to all bedrooms and shower room.



BEDROOM 1

Double glazed window to front aspect. Built-in wardrobe with mirrored sliding doors. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Built-in wardrobe with mirrored sliding doors. Radiator.

BEDROOM 3

Double glazed window to front aspect. Built-in cupboard over stair bulkhead. Radiator.

SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Radiator. Extractor.

OUTSIDE

FRONT GARDEN

Laid to lawn. Pathway leading to front entrance door, and to gated side access to rear garden.

REAR GARDEN

Mainly laid to lawn. Paved patio areas. Various shrubs. Garden shed. Outside tap. Enclosed by fencing with gated side access.

GARAGE

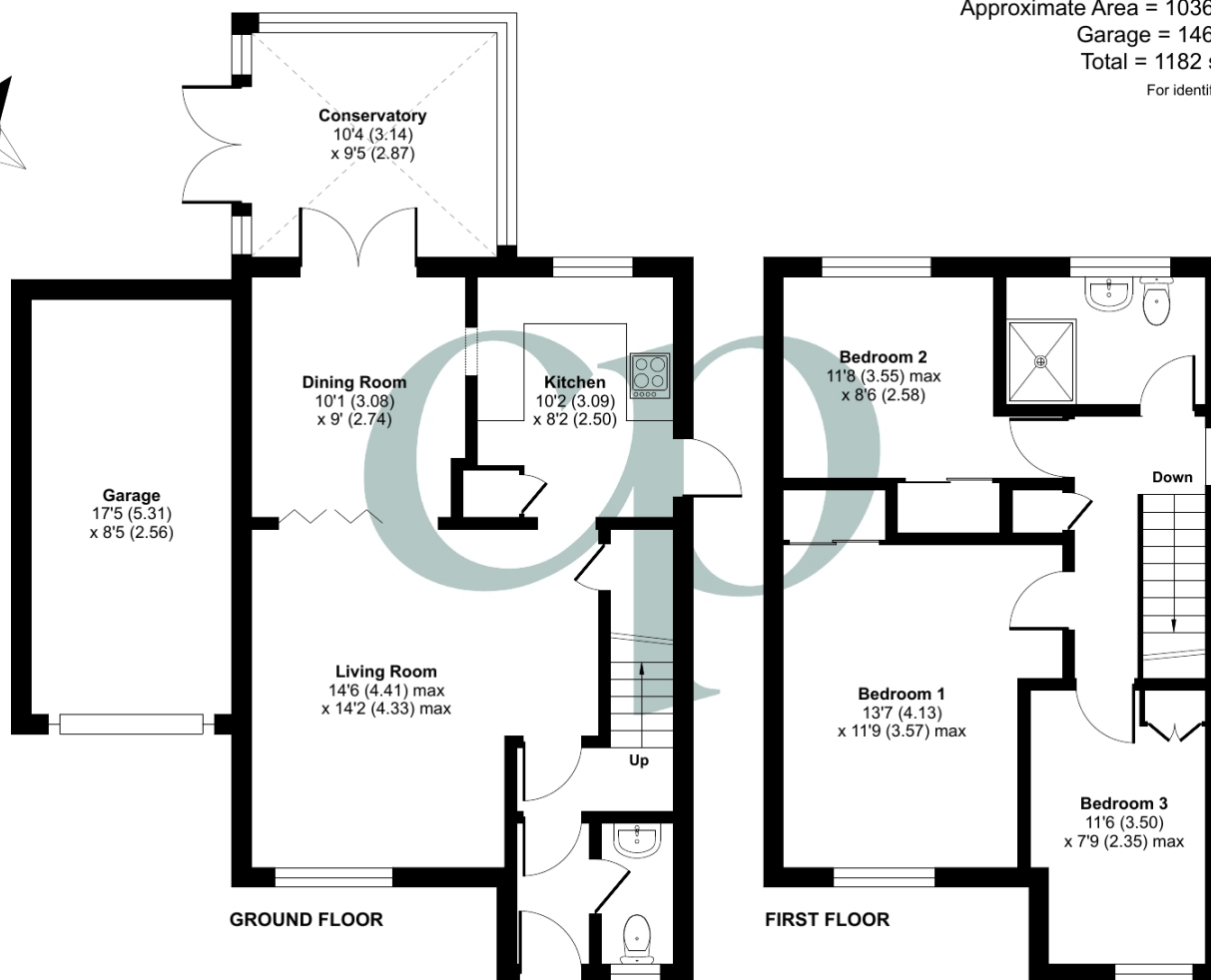
Attached garage with pitched, tiled roof. Metal up and over door.

OFF ROAD PARKING

Hardstanding driveway providing off road parking and access to garage.

Current Council Tax Band: D.





Approximate Area = 1036 sq ft / 96.2 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 1182 sq ft / 109.7 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	73
(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). © n̄checom 2025. Produced for Country Properties. REF: 1278945

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Viewing by appointment only

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