Avon Rise

Flitwick,
Bedfordshire, MK45 1SQ
£375,000

country properties

With the benefit of no upper chain, this extended semi-detached home is pleasantly situated within a cul-de-sac, conveniently located within a 0.5 mile walk of the town's range of amenities including shops, schools, recreational spaces and the mainline rail station. The beautifully presented accommodation is accessed via an entrance porch leading through to a comfortable living room, whilst the hub of the home is sure to be the stylish kitchen/dining/family room with part vaulted ceiling, a range of integrated appliances and French doors leading directly to the rear garden (providing seamless indoor-outdoor connectivity for alfresco dining). A useful utility/WC adds practicality, whilst upstairs you will find three bedrooms along with a modern family bathroom. A driveway provides off road parking, in addition to the adjacent garage which complements the overall functionality of the home. EPC: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with decorative opaque double glazed leaded light effect inserts. Wood effect flooring. Electric consumer unit. Opaque glazed door to:

LIVING ROOM

Double glazed window to front aspect. Radiator. Wood effect flooring. Stairs to first floor landing with built-in storage cupboard beneath. Glazed door to:

KITCHEN/DINING ROOM

Double glazed French doors and window to rear aspect. Part vaulted ceiling with two skylights. A range of base and wall mounted units with quartz work surface areas. Tiled splashbacks. Built-in oven and ceramic hob with extractor over. Integrated dishwasher and fridge/freezer. Island unit providing additional storage and breakfast bar seating area, with quartz work surface incorporating sink with mixer tap. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

UTILITY/WC

Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap, tiled splashback and storage beneath. Space and plumbing for washing machine. Wall mounted gas fired boiler. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Fitted wardrobe.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment and shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Wood effect flooring. Extractor. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Pathway leading to front entrance door. Shrub border. Gated side access to rear garden.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area leading to lawn. Raised shrub border. Enclosed by timber fencing with gated side access.

GARAGE

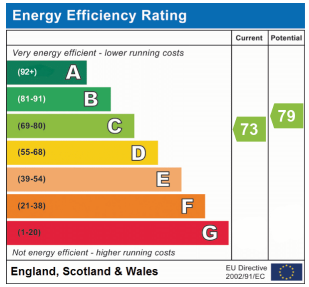
Up and over door. Part opaque double glazed door to side aspect. Power and light. Eaves storage.

OFF ROAD PARKING

Hard standing driveway providing off road parking and access to garage. Adjacent gravelled area providing parking for a further vehicle.

Council Tax Band: C.

Approximate Area = 911 sq ft / 84.6 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1046 sq ft / 97.1 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). ©nichecom 2026. Produced for Country Properties. REF: 1418419

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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY
T: 01525 721000 | E: flitwick@country-properties.co.uk
www.country-properties.co.uk

country properties