



Trafalgar Drive

Flitwick,
Bedfordshire, MK45 1EF
Guide Price £675,000

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properties

Tucked away in a cul-de-sac location, this detached family home has been extended to provide an impressive 2,377 sq.ft of accommodation (approx. inc. double garage). The generous reception space includes a 17'7" x 15'11" triple aspect living room with feature fireplace plus separate dual aspect dining room extending to 19'11" max in length, both rooms having direct access to the exterior. In addition there is a spacious kitchen/breakfast room providing additional space to dine and having the benefit of a range of integrated appliances (as stated), useful utility and cloakroom/WC. All of the five bedrooms include built-in storage, with two also having the benefit of en-suite facilities, plus a family bathroom. There is a good sized garden to the rear whilst ample parking is provided via the block paved frontage and double garage with electric door. A popular location for families, the property is located within 1 mile of the town centre amenities (including mainline rail station) and 0.7 miles of Redborne Upper School on the Ampthill/Flitwick border. EPC Rating: D.

- 2,377 sq.ft of accommodation (approx. inc. garage)
- 17'7" triple aspect living room
- 19'11" max dual aspect dining room
- 21'4" fitted kitchen/breakfast room
- Useful utility plus cloakroom/WC
- Five bedrooms (two with en-suite facilities)
- First floor family bathroom
- Double garage & driveway parking



GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect inserts. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Stairs to first floor landing with built-in storage cupboard beneath. Door to cloakroom/WC. Multi pane glazed double doors to kitchen/breakfast room and dining room. Multi pane glazed door to:

LIVING ROOM

Triple aspect via two double glazed windows to front, double glazed window to side and double glazed French doors to opposite side. Feature fireplace housing living flame gas fire. Radiator.

DINING ROOM

Dual aspect via double glazed window to front and double glazed sliding patio door to rear. Radiator.

KITCHEN/BREAKFAST ROOM

Double glazed window and French doors to rear aspect. A range of base and wall mounted units with LED plinth lighting and heater. Work surface areas incorporating 1½ bowl sink with mixer tap and five ring gas hob with extractor above, extending to create a peninsula breakfast bar. Built-in double oven and wine cooler. Integrated dishwasher. Space for American style fridge/freezer. Recessed spotlighting to ceiling. Wood effect flooring. Radiator. Door to:

UTILITY ROOM

A range of base and wall mounted units with work surface area. Wall tiling. Wall mounted gas fired boiler. Space for washing machine and tumble dryer. Recessed spotlighting to ceiling. Extractor. Wood effect flooring. Part double glazed door to side aspect.

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Wood effect flooring.

FIRST FLOOR

LANDING

Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Dual aspect with two double glazed windows to side and double glazed window to opposite side. Two radiators. Built-in double wardrobe. Hatch to roof void. Door to:

EN-SUITE BATH/SHOWER ROOM

Opaque double glazed window to side aspect. Four piece suite comprising: Spa bath with mixer tap/shower attachment, shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Extractor. Tile effect flooring. Recessed spotlighting to ceiling.



BEDROOM 2

Double glazed window to rear aspect. Radiator.
Built-in double wardrobe. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect.
Three piece suite comprising: Shower cubicle with
wall mounted shower unit, close coupled WC and
pedestal wash hand basin. Wall tiling. Extractor.
Shaver socket. Heated towel rail. Tile effect
flooring.

BEDROOM 3

Double glazed window to front aspect. Radiator.
Open storage area.

BEDROOM 4

Double glazed window to rear aspect. Radiator.
Built-in double wardrobe.

BEDROOM 5

Double glazed window to rear aspect. Radiator.
Built-in double wardrobe.

FAMILY BATHROOM

Three piece suite comprising: Bath with mixer
tap/shower attachment and wall mounted shower
over, close coupled WC and pedestal wash hand
basin. Wall tiling. Shaver socket. Extractor. Radiator.
Tile effect flooring. Light tunnel.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a paved
patio area leading to the mainly lawned garden.
Various shrubs. Outside lighting and cold water
taps. Enclosed by fencing.



DOUBLE GARAGE

Electric roller door with remote control. Power and light. Boarded eaves storage. Part double glazed courtesy door to side aspect.

OFF ROAD PARKING

Shared access to block paved driveway providing off road parking for several vehicles. Outside lighting. Paved area. Part enclosed by hedging, fencing and walling. Gated access to side leading to rear garden.

Current Council Tax Band: F(i).

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.

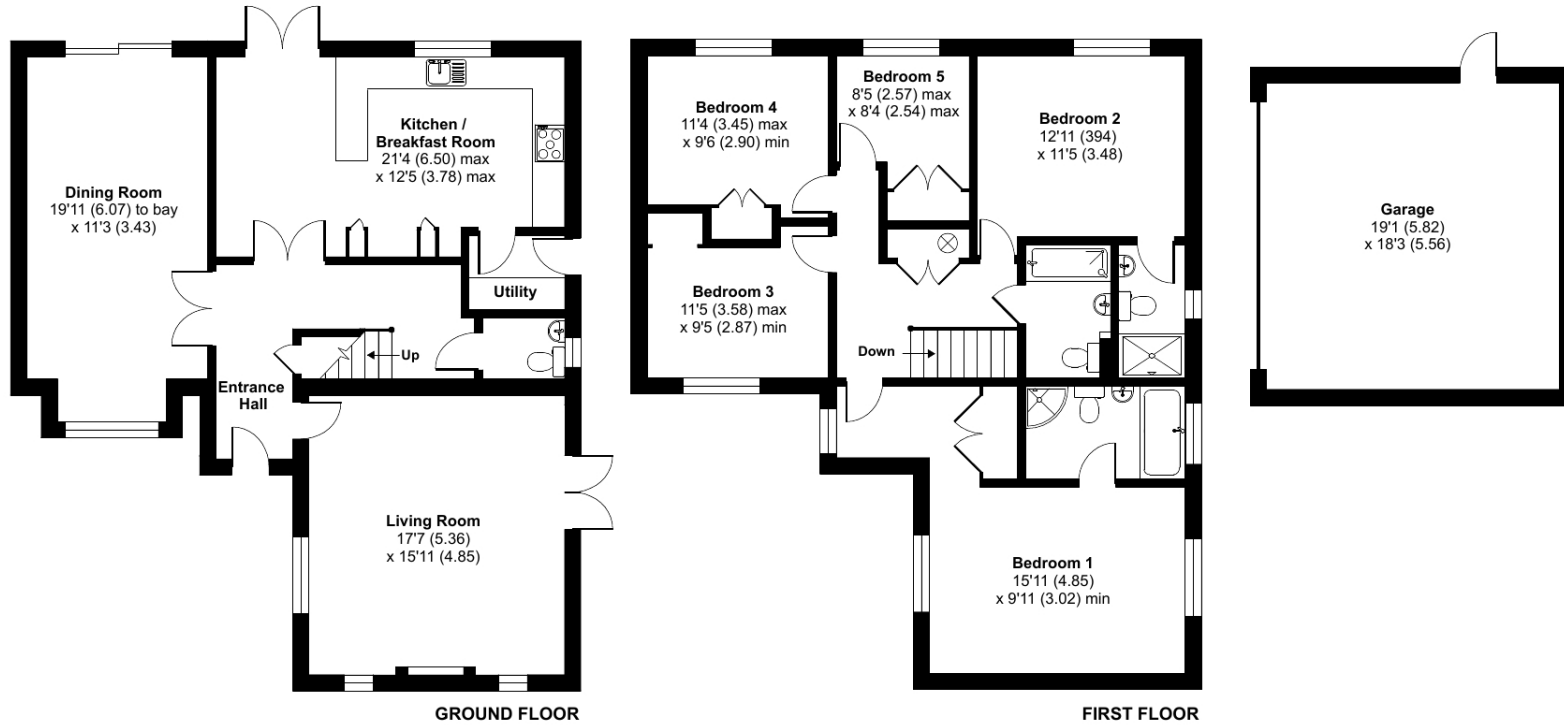
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

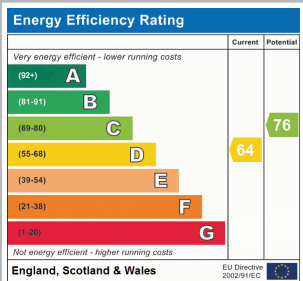




Approximate Area = 2025 sq ft / 188.1 sq m
 Garage = 352 sq ft / 32.7 sq m
 Total = 2377 sq ft / 220.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Country Properties. REF: 1074633



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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