



Fry Grove

Flitwick,
Bedfordshire, MK45 1GJ
£515,000

country
properties

This link-detached family home is situated on a modern development towards the town outskirts, within 0.9 miles of the mainline rail station and further amenities at its heart. Well presented accommodation includes five bedrooms (four of which are doubles) with the principal bedroom having the benefit of an en-suite shower room. In addition, there is a living room with feature fireplace as a focal point, 18'11" fitted kitchen/dining room with a range of integrated appliances to enhance the streamlined look, useful utility, ground floor cloakroom/WC and first floor bathroom. There is an enclosed garden to the rear, and off road parking is provided via the adjacent driveway with gated access to carport, which in turn leads to a garage. EPC Rating: B.

- Modern development on town outskirts
- Living room with feature fireplace
- 18'11" kitchen/dining room with French doors to rear
- Useful utility plus cloakroom/WC
- Five bedrooms (principal with en-suite shower room)
- Family bathroom
- Enclosed rear garden
- Garage, carport & driveway parking



GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Wall mounted fuse box. Doors to cloakroom/WC, kitchen/dining room and to:

LIVING ROOM

Double glazed window to front aspect. Feature fireplace housing electric fire. Radiator.

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Fitted storage cupboard. Heated towel rail. Recessed spotlighting to ceiling. Extractor. Tile effect flooring.

KITCHEN/DINING ROOM

Double glazed window and French doors to rear aspect. A range of base and wall mounted units with under lighting and work surface areas incorporating 1½ bowl sink with mixer tap, and five ring gas hob with extractor over. Built-in electric double oven. Integrated dishwasher and fridge/freezer. Cupboard housing gas fired boiler. Radiator. Wood effect flooring. Door to:

UTILITY ROOM

Base and wall mounted units (also housing space and plumbing for washing machine) with work surface area. Wood effect flooring.

FIRST FLOOR

LANDING

Radiator. Hatch to loft. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Door to:



EN-SUITE SHOWER ROOM

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. Heated towel rail. Extractor. Tile effect flooring.

BEDROOM 2

Dual aspect via double glazed windows to front and rear. Two radiators. Fitted storage unit incorporating cupboards and shelving.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

BEDROOM 4

Double glazed window to rear aspect. Radiator.

BEDROOM 5

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling.



OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door with shrub beds at either side. Outside light.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area, with paved pathway extending alongside the lawned garden to the garage courtesy door. Outside light and cold water tap. Enclosed by fencing with gated side access.

GARAGE

Brick-built garage with pitched, tiled roof. Metal up and over door. Part double glazed courtesy door to side aspect leading to rear garden. Power and light. Eaves storage.

OFF ROAD PARKING

Hard standing driveway providing off road parking, with gated access to covered carport leading to garage.

Current Council Tax Band: D.

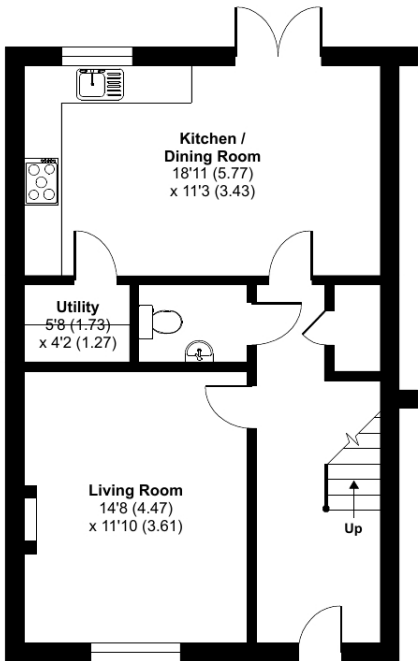
Estate/Management Charge: £141.37 per annum (1 Jan - 31 Dec 2025).

A one-off payment to the Management Company of approx. £730 (TBC) will be required upon completion of purchase, to include a Certificate of Compliance.

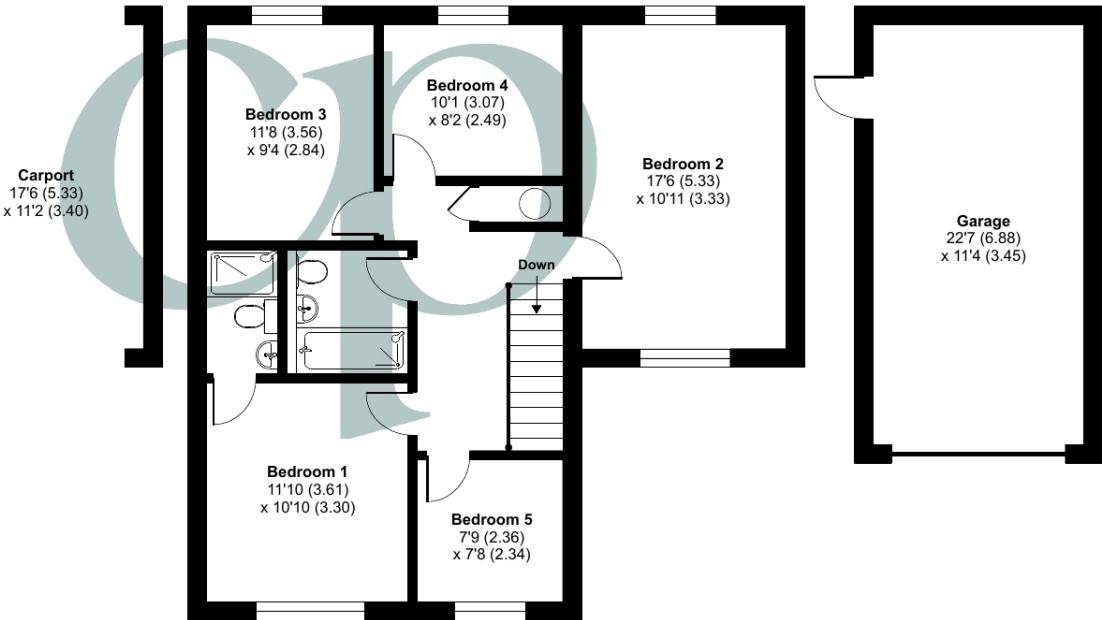




Approximate Area = 1404 sq ft / 130.4 sq m
Garage = 257 sq ft / 23.9 sq m
Total = 1661 sq ft / 154.3 sq m
For identification only - Not to scale



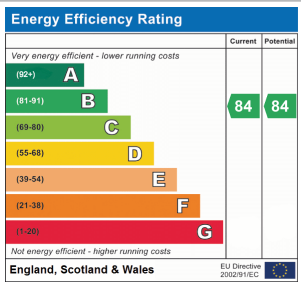
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1241838



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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