



Amphill Road

Flitwick,
Bedfordshire . MK45 1AZ
£475,000

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properties

With accommodation over three floors, this extended semi-detached home offers a stylish blend of traditional exterior with contemporary interior and modern convenience. The heart of the home is the impressive 24ft family/dining room, featuring two sets of bi-fold doors that open seamlessly to the rear garden, extending the living area outdoors and making it ideal for summer gatherings, whilst the modern open plan kitchen (complete with a range of integrated appliances) is designed for sleek aesthetics. In addition, there is an inviting bay fronted living room with feature log burning stove, plus a convenient cloakroom/WC and practical utility area. There are three bedrooms and a shower room on the first floor, whilst the entire second floor is dedicated to the principal bedroom and bathroom, providing a private sanctuary for the homeowners. Enjoying a south-westerly aspect, the enclosed rear garden features a charming summerhouse, perfect for relaxing or working from home. The property is further complemented by off road parking and a garage with electric door, providing secure storage and convenience. The property is positioned within 0.7 miles of the town centre amenities, including mainline rail station providing a direct service to St Pancras International, and just 0.5 miles of Redborne Upper School on the Amphill/Flitwick border. EPC: D.

- Bay fronted living room with charming log burning stove
- 24ft family/dining room with two sets of bi-fold doors to rear
- Modern fitted kitchen with integrated appliances (as stated)
- Ground floor cloakroom/WC plus useful utility area
- Three first floor bedrooms plus shower room
- Principal bedroom & bathroom to second floor
- Garage with electric door, plus off road parking
- South-westerly facing garden with summerhouse



GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with decorative opaque double glazed insert. Double glazed windows to front and side aspects. Wood effect flooring. Opaque glazed door to:

ENTRANCE HALL

Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Wood effect flooring. Doors to living room, inner lobby/utility and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin. Part panelled walls. Radiator. Extractor.

LIVING ROOM

Walk-in bay with double glazed windows to front and side aspects. Feature fireplace housing log burning stove, set on hearth with timber mantelpiece surround. Radiator.

INNER LOBBY/UTILITY

Wood effect flooring with underfloor heating. Recessed spotlighting to ceiling. Sliding doors to utility area housing wall mounted gas fired boiler and work surface area with space for washing machine and tumble dryer beneath. Door to:

FAMILY/DINING ROOM

Two sets of double glazed bi-fold doors to rear aspect. Wood effect flooring with underfloor heating. Recessed spotlighting to ceiling. Double doors to garage. Open access to:

KITCHEN

Fitted with a range of base, wall mounted and larder style units. Granite work surface area incorporating ceramic hob with extractor over. Built-in double oven. Integrated dishwasher and fridge/freezer. Recessed spotlighting to ceiling. Island unit providing additional storage with granite work surface incorporating 1½ bowl recessed sink with mixer tap, extending to create a breakfast bar seating area. Wood effect flooring with underfloor heating.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Stairs to second floor landing. Recessed spotlighting to ceiling. Doors to three bedrooms and shower room.

BEDROOM 2

Double glazed sash style window to front aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.



BEDROOM 4

Double glazed window to rear aspect. Radiator.

SHOWER ROOM

Opaque double glazed sash style window to front aspect. Three piece suite comprising: Corner shower cubicle with wall mounted shower unit, close coupled WC and wall mounted wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling.

SECOND FLOOR

LANDING

Double glazed skylight. Wood flooring. Doors to bedroom and bathroom.

BEDROOM 1

Double glazed window to rear aspect. Double glazed skylight. Radiator. Wood flooring. Recessed spotlighting to ceiling. Eaves storage.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower over, WC with concealed cistern and wash hand basin with mixer tap and storage cupboard beneath. Wall and floor tiling. Heated towel rail. Extractor.



OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area. Remainder mainly laid to lawn with central block paved pathway leading to timber summerhouse with storage sheds at either side. Covered area (currently housing hot tub - not in working order).

GARAGE

Electric roller door. Skylight. Power and light. Work surface area incorporating sink with mixer tap. Underfloor heating. Double doors to family/dining room. (Please note restricted width).

OFF ROAD PARKING

Gravelled frontage providing off road parking. Part enclosed by timber fencing and low level brick walling.

Council Tax Band: C(i).





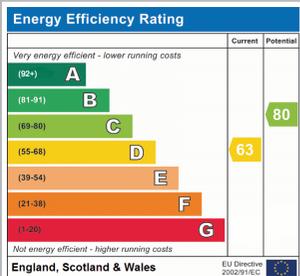
Approximate Area = 1522 sq ft / 141.3 sq m
 Limited Use Area(s) = 62 sq ft / 5.7 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1733 sq ft / 160.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Country Properties. REF: 1433739



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Viewing by appointment only

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