



Church Road

Flitwick,
Bedfordshire, MK45 1AE
Guide Price £650,000

COUNTRY PROPERTIES
PART OF HUNTERS

This detached bungalow is set on a generous plot of approx. 0.25 acres in total, within a highly desirable location on the town outskirts, yet just 0.5 miles from the mainline rail station within the centre. Having potential to extend (subject to planning), the versatile accommodation includes a lovely open plan living/kitchen area with log burning stove and French doors to conservatory. There are three bedrooms (one of which is currently used as a further reception and features an open fireplace), with the master suite having the benefit of a dressing area and shower room. The established rear garden houses a range of useful outbuildings including a log cabin with shower room, which offers great versatility as a potential home office, hobby room or guest accommodation. Ample parking is provided via the block paved driveway and carport. EPC Rating: D.

- Desirable location on town outskirts
- Open plan living/kitchen area with log burner
- Master suite with dressing area & shower room
- Useful outbuilding with shower room
- Large, established rear garden
- Conservatory
- Two further bedrooms/optional reception
- Block paved driveway & carport with utility area



GROUND FLOOR

ENTRANCE HALL

Accessed via composite entrance door with opaque glazed leaded light effect inserts and matching side panels. Double glazed leaded light effect window to front aspect. Two radiators. Dado rail. Coving to ceiling with hatch to loft. Wood effect flooring. Doors to living room/kitchen, master suite and to:

LIVING/KITCHEN AREA

Double glazed leaded light effect window to rear aspect. Two double glazed skylights. Feature brick-built fireplace housing log burning stove. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Wall tiling. Island unit creating breakfast bar area with additional storage. Space for range style oven, fridge/freezer and dishwasher. Cupboard housing gas fired boiler. Two radiators. Wall mounted electric heater. Dado rail. Coving to ceiling with recessed spotlighting. Light tunnel. Part tile effect/part wood effect flooring. Opaque double glazed leaded light effect window to side aspect/carport. Window and French doors with matching side panels to:

CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Lantern rooflight and skylights. Three radiators. Power and light.

DRESSING AREA

Fitted wardrobes. Radiator. Door to en-suite shower room. Open access to:

BEDROOM 1

Double glazed leaded light effect bow window to front aspect. Radiator. Dado rail. Coving to ceiling.

EN-SUITE SHOWER ROOM

Opaque double glazed leaded light effect window to side aspect. Three piece suite comprising: Tiled shower cubicle with wall mounted shower, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Radiator. Coving to ceiling with recessed spotlighting. Wood effect flooring.

BEDROOM 2

Double glazed leaded light effect window to side aspect. Radiator. Dado rail. Coving to ceiling.

BEDROOM 3/RECEPTION

Dual aspect via double glazed leaded light effect bow window to front and two double glazed leaded light effect windows to side. Feature open fireplace. Dado rail. Coving to ceiling. Three wall light points. Radiator.

BATHROOM

Double glazed skylight. Four piece suite comprising: Bath with mixer tap/shower attachment, tiled shower cubicle with wall mounted shower, close coupled WC and pedestal wash hand basin. Wall tiling. Coving to ceiling. Heated towel rail. Extractor.



OUTSIDE

REAR GARDEN

Mainly laid to lawn. Patio area. A variety of trees and shrubs. Vegetable plot. Garden room/log cabin incorporating shower room with three piece suite (this versatile space lends itself to a number of potential uses such as a home office, hobby room or guest accommodation). A further range of garden structures including a large summerhouse, two garden sheds, workshop/store, greenhouse and log store. Enclosed by fencing and hedging.

FRONT GARDEN & PARKING

Lawn area. Various shrubs. Outside lighting. Block paved driveway providing off road parking and leading through double metal gates to additional hardstanding and carport.

CARPORT

Double doors to front and rear. Opaque glazed window to rear aspect. Power and light. Work bench. Utility area with base and wall mounted units, sink with mixer tap and space for washing machine and tumble dryer.

Current Council Tax Band: F.



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.

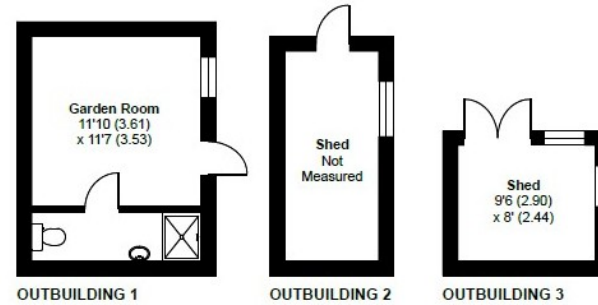
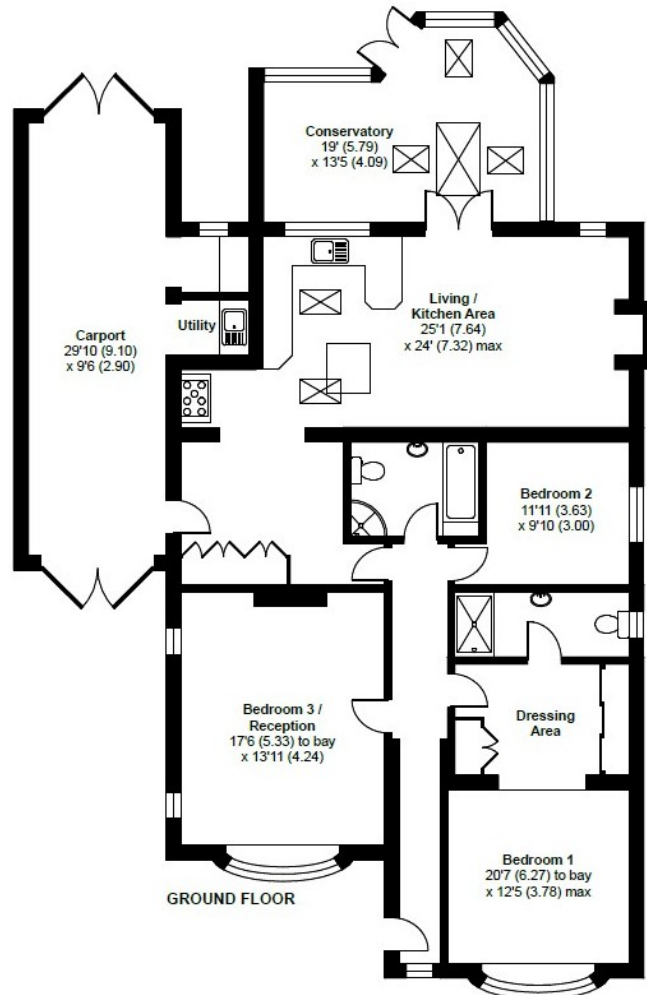
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

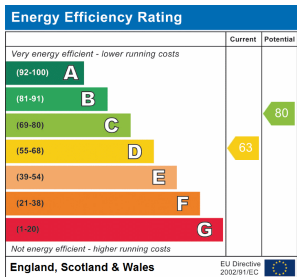




Approximate Area = 1986 sq ft / 184.5 sq m
 Outbuildings = 257 sq ft / 23.8 sq m
 Total = 2243 sq ft / 208.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Country Properties. REF: 802055



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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