



Primrose Close

Flitwick,
Bedfordshire, MK45 1PJ
£290,000

country
properties

Extended and improved by the current owners, this beautifully presented end terrace home is pleasantly situated facing onto Manor Way. The accommodation includes a good sized living room leading through to a lovely open plan kitchen/dining room which features a part vaulted ceiling with skylights to flood the space with light, and bi-fold doors allowing a seamless blend from the house to the rear garden which features a raised decked terrace, perfect for al-fresco dining. There are two double bedrooms to the first floor along with a stylish bathroom. The property also has the benefit of a garage in nearby block. The town centre amenities, including mainline rail station with a direct service to St Pancras International, are within just 0.6 miles. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed inserts and sidelight. Opaque double glazed window to side aspect. Two storage cupboards. Door to:

LIVING ROOM

Double glazed window to front aspect. Radiator. Stairs to first floor landing. Door to:

KITCHEN/DINING ROOM

Double glazed bi-fold doors to rear aspect. Part vaulted ceiling with two skylights. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap and electric hob with extractor over, extending to create a peninsula breakfast bar. Built-in electric oven. Space for washing machine and fridge/freezer. Wood effect flooring. Feature electric vertical column style radiator. Recessed spotlighting to ceiling. Built-in under stairs storage cupboard.

FIRST FLOOR

LANDING

Hatch to loft with boarding and ladder (housing gas fired combination boiler). Doors to both bedrooms and bathroom.

BEDROOM 1

Two double glazed windows to front aspect. Radiator.

BEDROOM 2

Two double glazed windows to rear aspect. Radiator. Built-in storage cupboard.

BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Wood effect flooring. Built-in cupboard.



OUTSIDE

FRONT GARDEN

Laid to lawn. Pathway leading to front entrance door. Gated side access to rear garden.

REAR GARDEN

Bi-fold doors from the kitchen/dining room lead onto a paved patio area with raised decked terrace beyond. Shrub border. Garden shed. Enclosed by timber fencing and brick walling with gated access to both side and rear.

GARAGE

Single garage situated in nearby block.

Current Council Tax Band: B.

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.

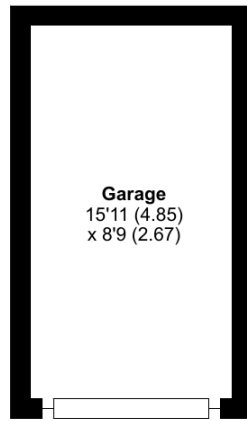
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



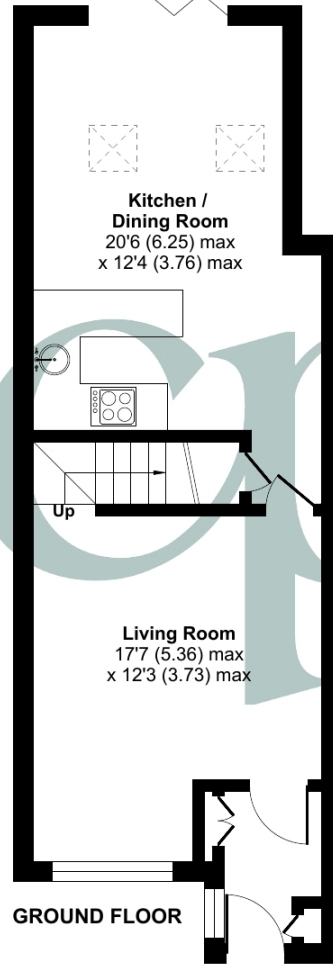


Approximate Area = 761 sq ft / 70.6 sq m
Garage = 139 sq ft / 13 sq m
Total = 900 sq ft / 83.6 sq m

For identification only - Not to scale



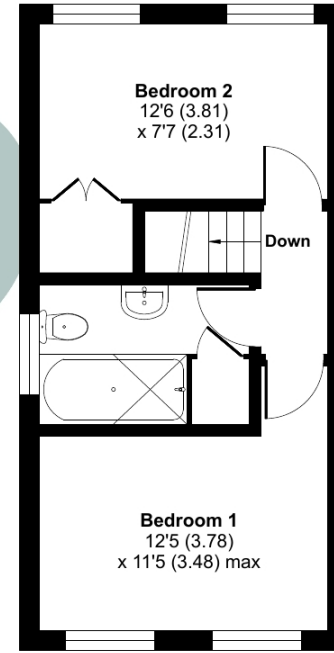
Garage
15'11 (4.85)
x 8'9 (2.67)



**Kitchen /
Dining Room**
20'6 (6.25) max
x 12'4 (3.76) max

Living Room
17'7 (5.36) max
x 12'3 (3.73) max

GROUND FLOOR



Bedroom 2
12'6 (3.81)
x 7'7 (2.31)

Bedroom 1
12'5 (3.78)
x 11'5 (3.48) max

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1116284

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

Viewing by appointment only

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