



Blackbird Close
Flitwick,
Bedfordshire, MK45 1SB
£375,000

country
properties

Set within a cul-de-sac on the popular 'Birds' development, this refurbished semi detached home includes feature tiling throughout the ground floor and to the first floor bathroom. The beautifully presented accommodation includes a 21ft dual aspect living/dining room with French doors to rear, refitted kitchen with appliances (as stated) and refitted cloakroom/WC. There are three bedrooms to the first floor, the principal with built-in wardrobes, plus a refitted family bathroom with four piece suite including bath and separate shower. The enclosed rear garden includes a large patio area, perfect for al-fresco dining, and off road parking is provided via the garage and driveway to front. Convenient for local amenities, Flitwick Lower School and Millenium Park are within 0.3 miles and the mainline rail station is within 0.4 miles (on foot). EPC: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via part opaque double glazed entrance door. Radiator. Recessed spotlighting to ceiling. Wall and floor tiling. Open access to living/dining room. Mirrored door to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail.

LIVING/DINING ROOM

Dual aspect via double glazed window to front and double glazed French doors to rear with matching sidelights. Two radiators. Floor tiling. Fitted shelving. Recessed spotlighting to ceiling. Stairs to first floor landing.

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in double oven and hob with extractor over. Integrated fridge/freezer. Space and plumbing for washing machine. Part opaque double glazed door to side aspect.

FIRST FLOOR

LANDING

Double glazed window to side aspect on half landing. Hatch to loft (housing gas fired boiler). Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Engineered wood flooring. Built-in wardrobes with sliding doors.

BEDROOM 2

Double glazed window to rear aspect. Radiator.



BEDROOM 3

Double glazed window to front aspect.
Radiator.

FAMILY BATHROOM

Two opaque double glazed windows to rear aspect. Four piece suite comprising: Bath with mixer tap/shower attachment, walk-in shower with rainfall style showerhead, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Pathway leading to entrance door. Outside light. Shrub border. Gated side access.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area with paved pathway extending alongside the lawn to a garden shed. Raised beds. Outside tap. Enclosed by fencing with gated access to front.

GARAGE

Metal up and over door. Power and light.

OFF ROAD PARKING

Hard standing driveway providing off road parking and access to garage.

Current Council Tax Band: C.

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.

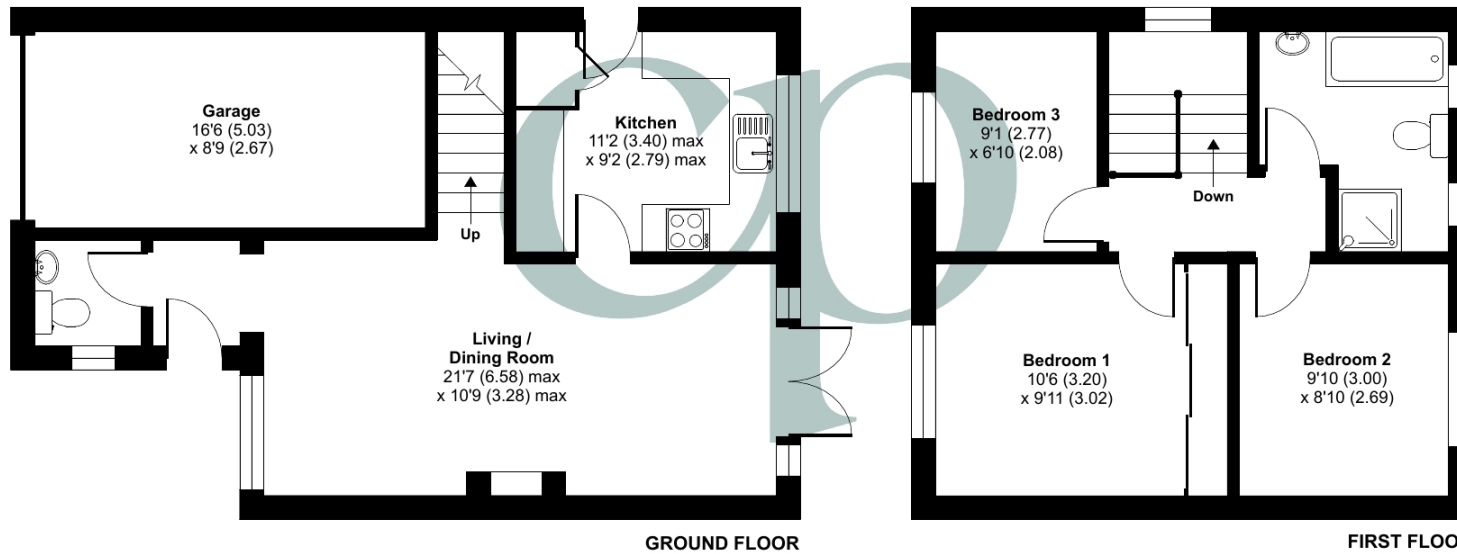


Approximate Area = 830 sq ft / 77.1 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 967 sq ft / 89.8 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | 67 |
| (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: 1158118

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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