



Steppingley Road

Flitwick,
Bedfordshire, MK45 1AJ
£475,000

country
properties

Conveniently located for access to the mainline rail station and further town centre amenities (0.2 miles), this detached family home offers approx. 1,327 sq.ft. of accommodation featuring three double bedrooms and separate receptions. The ground floor accommodation includes a fitted kitchen/dining room leading through double doors to a 17ft living room with twin French doors to rear. There is a separate family room/study, useful utility and cloakroom/WC. There is an en-suite bathroom to the principal bedroom, in addition to a further first floor bathroom. The enclosed rear garden is mainly laid to paving for ease of maintenance and ample parking is provided via the block paved frontage. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect inserts and canopy porch over. Opaque double glazed window to front aspect. Stairs to first floor landing with built-in storage cupboard beneath. Wood effect flooring with underfloor heating. Part glazed doors to family room/study and kitchen/dining room. Further doors to utility room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap. Tiled floor with underfloor heating. Extractor.

UTILITY ROOM

Opaque double glazed window to side aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Wall tiling. Space for washing machine and tumble dryer. Wall mounted gas fired boiler. Tiled floor.

FAMILY ROOM/STUDY

Opaque double glazed door to side aspect. Radiator. Wood effect flooring.

KITCHEN/DINING ROOM

Dual aspect via double glazed windows to either side. Opaque double glazed door to side aspect. A range of base and wall mounted units with Corian work surface areas with matching upstands and sills incorporating sink with mixer tap and routed drainer, extending to create a peninsula breakfast bar with storage beneath. Built-in oven, hob and extractor. Integrated dishwasher. Space for American style fridge/freezer. Wood effect flooring. Part glazed double doors to:

LIVING ROOM

Twin sets of double glazed French doors to rear aspect. Feature electric fire. Coving to ceiling. Wood effect flooring with underfloor heating.



FIRST FLOOR

LANDING

Double glazed window to side aspect. Coving to ceiling with hatch to loft. Radiator. Wood effect flooring. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.

BEDROOM 1

Two double glazed windows to front aspect. Two built-in cupboards. Two radiators. Door to:

EN-SUITE BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment and wall mounted shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Extractor. Heated towel rail. Tile effect flooring.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Wood effect flooring.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Extractor. Heated towel rail.

OUTSIDE

REAR GARDEN

Mainly laid to paving for ease of maintenance. Summerhouse. Garden shed. Outside cold water tap and power point. Mature trees. Enclosed by fencing with gated access to either side.

OFF ROAD PARKING

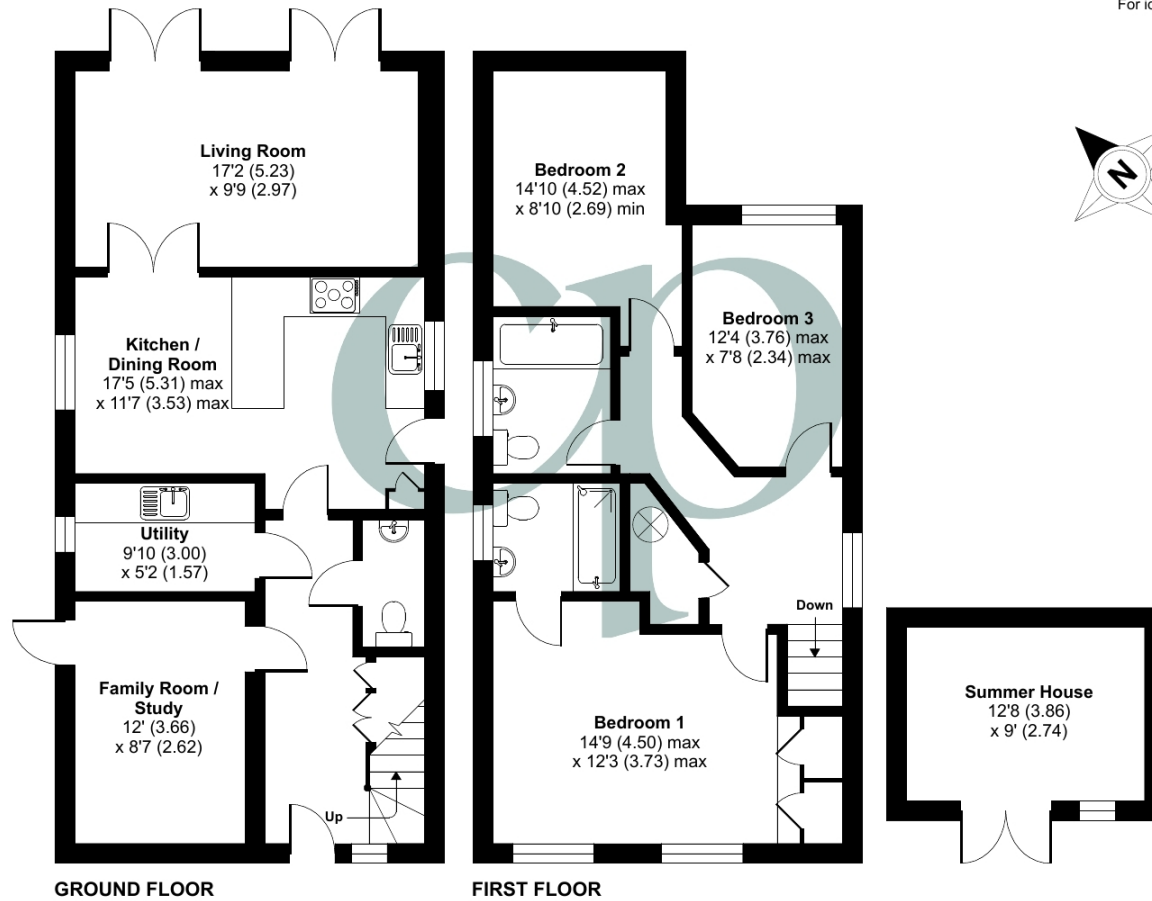
Block paved frontage providing off road parking for approx. four vehicles. Gated access at either side of property leading to rear garden.

Current Council Tax Band: E.



Approximate Area = 1327 sq ft / 123.3 sq m
 Log Cabin = 107 sq ft / 9.9 sq m
 Total = 1434 sq ft / 133.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	78	
(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: 1111937

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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