



Hatfield Crescent

Flitwick,
Bedfordshire, MK45 1ET

Offers Over **£375,000**

country
properties

This extended mid terrace home offers well presented accommodation featuring a modern fitted kitchen, complete with integrated appliances, leading seamlessly into a lovely dining area which is enhanced by a vaulted ceiling with skylight and bi-fold doors that open out to the enclosed rear garden, flooding the space with natural light and creating an inviting indoor-outdoor flow during warmer months. There is a welcoming living room that invites relaxation and cosy evenings, along with a separate reception offering flexible space that can easily adapt to your lifestyle needs, whether that's working from home, a creative studio, or a children's play area. A ground floor cloakroom/WC provides added convenience, whilst upstairs you will find three bedrooms and a modern bathroom. The property is conveniently located just 0.5 miles from the town centre amenities, including mainline rail station. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed leaded light effect inserts and canopy over. Stairs to first floor landing. Large storage cupboard. Radiator. Wood effect flooring. Part glazed door to kitchen/dining room. Further door to:

LIVING ROOM

Double glazed box bay window to front aspect. Radiator.

KITCHEN/DINING ROOM

Double glazed triple bi-fold doors to rear aspect. Double glazed skylight. A range of base and wall mounted units with under lighting and work surface areas incorporating sink and drainer with mixer tap, and four ring gas hob with extractor over. Tiled splashbacks. Built-in oven and microwave. Integrated dishwasher, fridge/freezer and wine cooler. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Part opaque glazed double doors to office/playroom. Door to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Part tiled walls. Recessed spotlighting to ceiling. Extractor. Wood effect flooring.

OFFICE/PLAYROOM

Radiator. Wood effect flooring. Enclosed water meter.

FIRST FLOOR

LANDING

Hatch to loft. Built-in cupboard housing gas fired boiler. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator. Fitted wardrobe.



FAMILY BATHROOM

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

OUTSIDE

FRONT GARDEN

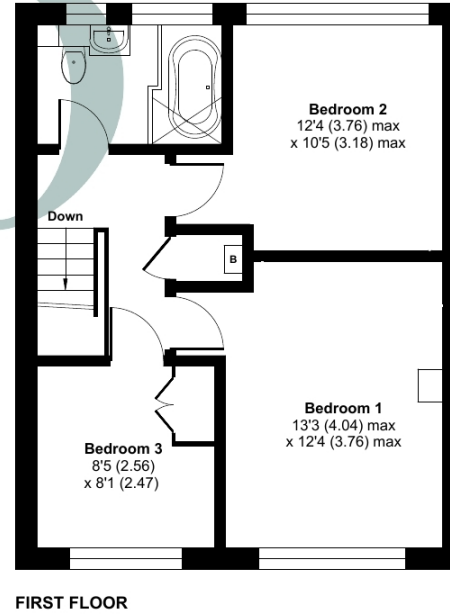
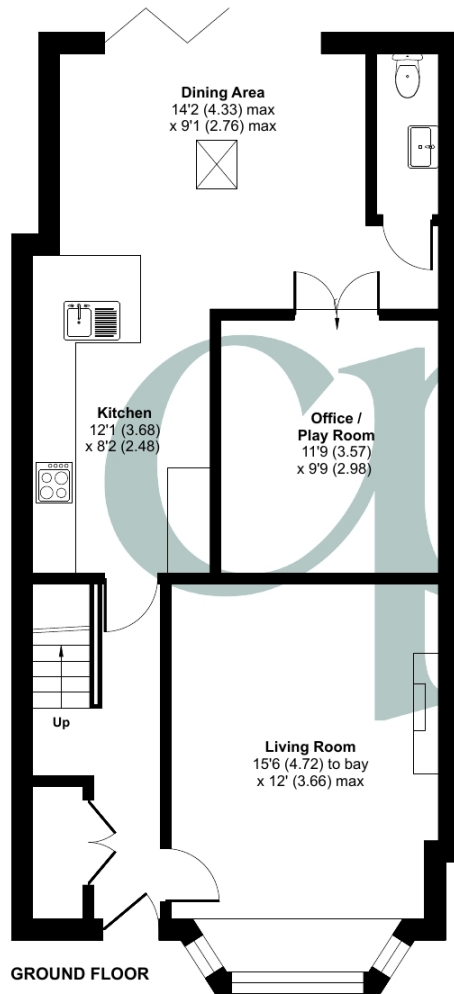
Laid to concrete with circular paved inset. Outside light.

REAR GARDEN

Immediately to the rear of the property is a timber decked terrace leading to artificial lawn. Two brick-built stores. Outside light and cold water tap. Enclosed by fencing and walling.

Council Tax Band: B.





Approximate Area = 1208 sq ft / 112.2 sq m
 Outbuilding = 46 sq ft / 4.2 sq m
 Total = 1254 sq ft / 116.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Country Properties. REF: 1394490

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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

country
properties