



Durham Close
Flitwick,
Bedfordshire, MK45 1UR
Offers Over £400,000

country
properties

With the benefit of no upper chain, this detached home is set within a cul-de-sac location and offers two storey accommodation with great flexibility. There are three double bedrooms, one of which is situated on the ground floor giving the option to utilise as a third reception (home office perhaps?) if preferred. The 17ft living room with feature fireplace has a patio door leading out to the enclosed rear garden and double doors to the separate dining room, there is also a fitted kitchen, ground floor shower room and first floor bathroom. Parking is provided via the block paved driveway to side which leads to a garage. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via covered entrance door with opaque double glazed stained glass effect insert and double glazed sidelight. Double glazed window to side aspect. Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Further storage cupboard. Doors to living room, dining room, kitchen, bedroom 3 and shower room.

LIVING ROOM

Double glazed sliding patio door to rear aspect. Two radiators. Feature fireplace surround housing living flame effect gas fire. Multi pane glazed double doors to dining room.

DINING ROOM

Double glazed window to rear aspect. Radiator.

KITCHEN

Dual aspect via double glazed windows to front and side. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Tiled splashbacks. Built-in oven, hob and extractor. Space for washing machine, dishwasher and fridge/freezer. Cupboard housing gas fired boiler. Radiator.

BEDROOM 3

Walk-in bay with double glazed windows to front aspect. Radiator. Fitted wardrobe and dressing table.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Part tiled walls. Radiator. Extractor. Shaver socket.

FIRST FLOOR

LANDING

Hatch to loft. Walk-in storage cupboard. Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Walk-in wardrobe. Eaves storage.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Eaves storage.

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. Part tiled walls. Radiator. Shaver socket.



OUTSIDE

FRONT GARDEN

Mainly laid to decorative slate chippings. Various shrubs.

REAR GARDEN

Immediately to the rear of the property is a block paved patio area leading to lawn. Covered seating area. Garden shed. Outside lighting. Enclosed by fencing with gated side access.

GARAGE

Brick-built garage with pitched, tiled roof. Metal up and over door. Part double glazed courtesy door to side aspect. Power and light. Eaves storage.

OFF ROAD PARKING

Block paved driveway to side providing off road parking and access to garage.

Current Council Tax Band: E.

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.

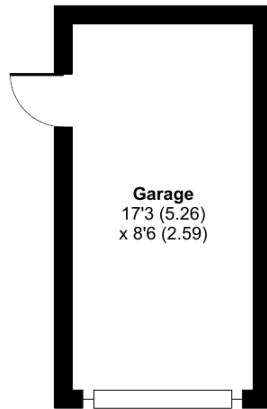




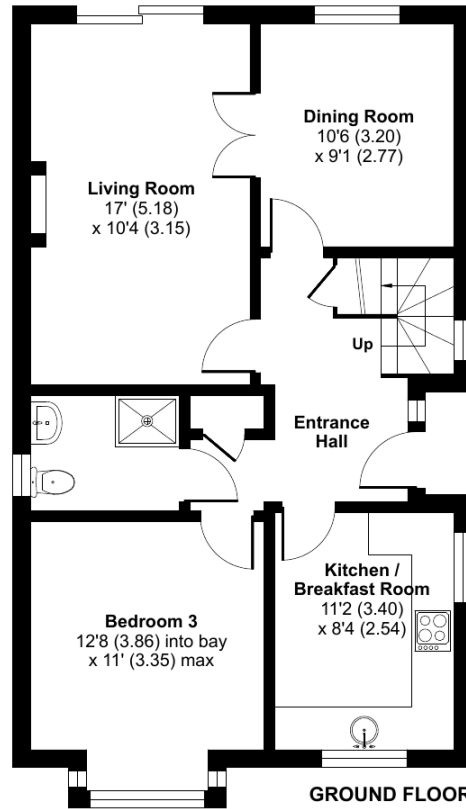
Denotes restricted head height

Approximate Area = 1156 sq ft / 107.4 sq m
Limited Use Area(s) = 48 sq ft / 4.5 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 1351 sq ft / 125.5 sq m
For identification only - Not to scale

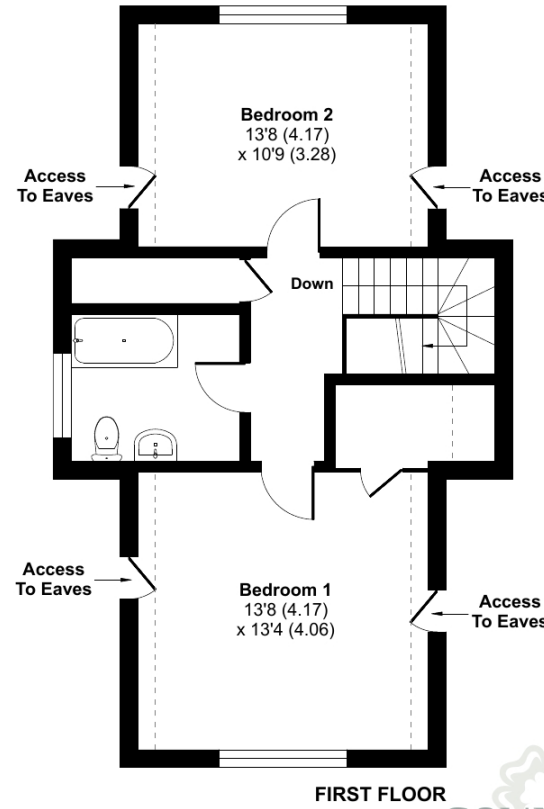
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 70 | 83 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Garage
17'3 (5.26)
x 8'6 (2.59)



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1023565



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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