



# Tythe Close

Flitwick,  
Bedfordshire, MK45 1LE  
£750,000

country  
properties

Pleasantly situated towards the town outskirts, this extended semi detached home features a detached self-contained annexe, totalling approx. 2,556 sq.ft in all (inc. garage and outbuilding). The main residence offers versatile accommodation including a 22ft living room with log burning stove, fitted kitchen/dining room, study, utility and ground floor bathroom with four piece suite. Two of the four bedrooms are situated on the ground floor, providing the option to use these as additional reception rooms if preferred, whilst the first floor comprises of two further bedrooms, the principal with en-suite facilities. The modern single storey annexe includes an open plan kitchen/living room, double bedroom and en-suite shower room. The attractive rear garden also houses a useful outbuilding/games room with bar area, great for entertaining. Ample parking is provided via the gravelled frontage and garage. The town centre amenities, including mainline rail station providing a direct service to St Pancras International, are within 0.5 miles. EPC Rating: C.

- Four bedroom home with one bedroom self-contained annexe
- 22ft living room with log burning stove
- Fitted kitchen/dining room, study and utility
- Two bedrooms on each floor (principal with en-suite shower room)
- Ground floor bathroom with four piece suite
- Solar panels (owned outright)
- Versatile outbuilding/games room with bar area
- Garage & off road parking



## GROUND FLOOR

### ENTRANCE HALL

Accessed via composite front entrance door with opaque glazed inserts. Radiator. Stairs to first floor landing. Built-in storage cupboard and airing cupboard. Spotlighting to ceiling. Doors to bedrooms 3 and 4, family bathroom and to:

### LIVING ROOM

Double glazed window to front aspect. Feature log burning stove. Spotlighting to ceiling. Television point. Two radiators. Door to study. Multi pane glazed double doors to:

### KITCHEN/DINING ROOM

Triple aspect via double glazed windows to either side and double glazed French doors and window to rear. Double glazed skylight. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Wall tiling. Space for range style oven (with extractor over). Integrated fridg/freezer and dishwasher. Cupboard housing wall mounted gas fired boiler. Electric plinth heater. Spotlighting to ceiling. Tile effect flooring. Radiator.

### STUDY

Double glazed window to rear aspect. Mezzanine storage area. Further storage above garage. Exposed floorboards. Radiator. Door to:

### UTILITY ROOM

Double glazed window and part double glazed door to rear aspect. A range of base and wall mounted units with work surface areas. Wall tiling. Slate floor tiling. Space and plumbing for washing machine. Space for tumble dryer and fridge/freezer. Radiator. Recessed spotlighting.

### BEDROOM 3

Double glazed window to front aspect. Radiator.

### BEDROOM 4

Double glazed window to rear aspect. Radiator.

### FAMILY BATHROOM

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. Tile effect flooring. Shaver point.

## FIRST FLOOR

### LANDING

Skylight. Doors to bedrooms 1 and 2.

### BEDROOM 1

Double glazed window and French doors to rear aspect. Double glazed skylight. Spotlighting to ceiling. Radiator. Television point. Eaves storage. Built-in double wardrobe. Door to:



## EN-SUITE SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Walk-in double shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap, set into vanity storage unit. Wall tiling. Heated towel rail. Extractor. Spotlighting to ceiling. Floor tiling. Shaver point.

## BEDROOM 2

Double glazed skylight. Built-in triple wardrobe. Eaves storage. Radiator. Television point.

## ANNEXE

### ANNEXE ENTRANCE

A paved patio area leads to the front entrance door with opaque double glazed inserts.

### ANNEXE KITCHEN/LIVING ROOM

Dual aspect via two double glazed windows front aspect and double glazed French doors to side. A range of base and wall mounted kitchen units with work surface areas incorporating sink and drainer with mixer tap, and electric hob. Built-in double oven. Integrated washing machine and fridge/freezer. Part tile effect flooring. Spotlighting to ceiling. Wall mounted air conditioning/heating unit. Door to:



### ANNEXE KITCHEN AREA

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap, and electric hob. Built-in double oven. Integrated washing machine and fridge/freezer. Tile effect flooring. Spotlighting to ceiling. Wall mounted air conditioning/heating unit.

### ANNEXE BEDROOM

Double glazed window to side aspect. Double glazed skylight. Wall mounted air conditioning/heating unit.

### ANNEXE EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with electric shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Tile effect flooring. Spotlighting to ceiling.

### OUTSIDE

### REAR GARDEN

Mainly laid to lawn. Block paved patio area. Various shrubs. Log store. Pathway leading to annexe patio and outbuilding/games room. Enclosed by fenced surround with gated access.

### GAMES ROOM

Double glazed window and double glazed French doors with matching sidelights to front aspect. Wood effect flooring. Bar area. Recessed spotlighting to ceiling. Wall mounted electric heaters.

### GARAGE

Metal up and over door. Power and light. Electric meter.

### OFF ROAD PARKING

Gravelled driveway providing off road parking for approx. four vehicles and access to garage. Outside light. Part enclosed by hedging and walling.

Current Council Tax Band: E.

### AGENTS NOTE

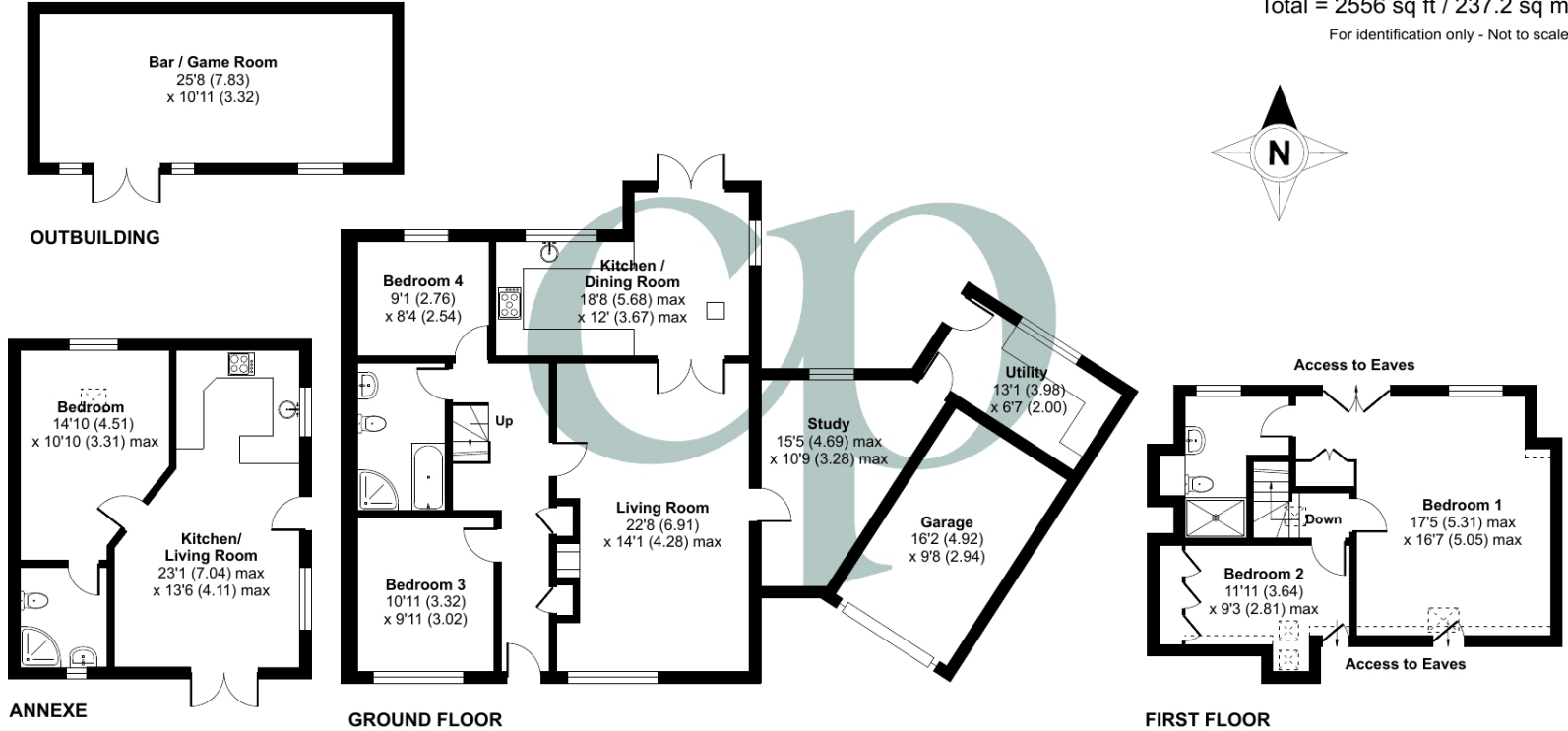
We have been advised that a section of the main property was underpinned during the 1980s.



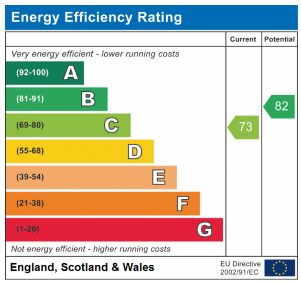


Approximate Area = 1633 sq ft / 151.7 sq m  
Limited Use Area(s) = 18 sq ft / 1.6 sq m  
Annexe = 469 sq ft / 43.5 sq m  
Garage = 156 sq ft / 14.4 sq m  
Outbuilding = 280 sq ft / 26 sq m  
Total = 2556 sq ft / 237.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Country Properties. REF: 1296579



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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