



Willow Way

Flitwick,
Bedfordshire, MK45 1LN
£450,000

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properties

This chain-free semi detached bungalow is pleasantly situated in a corner position within a popular location towards the town outskirts. Offering the versatility of single storey living, the well presented accommodation includes a spacious open plan living/dining room with patio door to rear, fitted kitchen with integrated appliances (as stated) plus breakfast area, and family bathroom. There are three bedrooms, giving the option to use one as a separate sitting room or home office if preferred. The generous front garden is laid to lawn with shrub borders, whilst the rear is mainly paved for ease of maintenance. The block paved driveway provides off road parking, in addition to a detached double garage (23'4" x 15'11" max). The town centre amenities, including mainline rail station, are within 0.7 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with double glazed inserts. Radiator. Meter cupboard. Hatch to part boarded loft with light and pull-down ladder. Doors to all rooms.

LIVING/DINING ROOM

Double glazed sliding patio door to rear aspect. Feature fireplace surround housing gas coal effect fire, set on hearth. Two radiators.

KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed windows to side and rear. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in oven and hob with extractor over. Integrated dishwasher and washing machine. Wood effect flooring. Door to:

REAR LOBBY

Door with opaque glazed insert to rear garden.

BEDROOM 1

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

BEDROOM 2

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

BEDROOM 3

Double glazed window to side aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with electric shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Radiator. Tile effect flooring.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Block paved pathway leading to front entrance door. Shrub borders. Areas laid to decorative stone chippings. Enclosed by low level brick walling with gated access.



REAR GARDEN

Mainly laid to block paving for ease of maintenance. Pergola. Gravelled shrub bed to side. Enclosed by brick walling and timber fencing with gated side access.

DOUBLE GARAGE

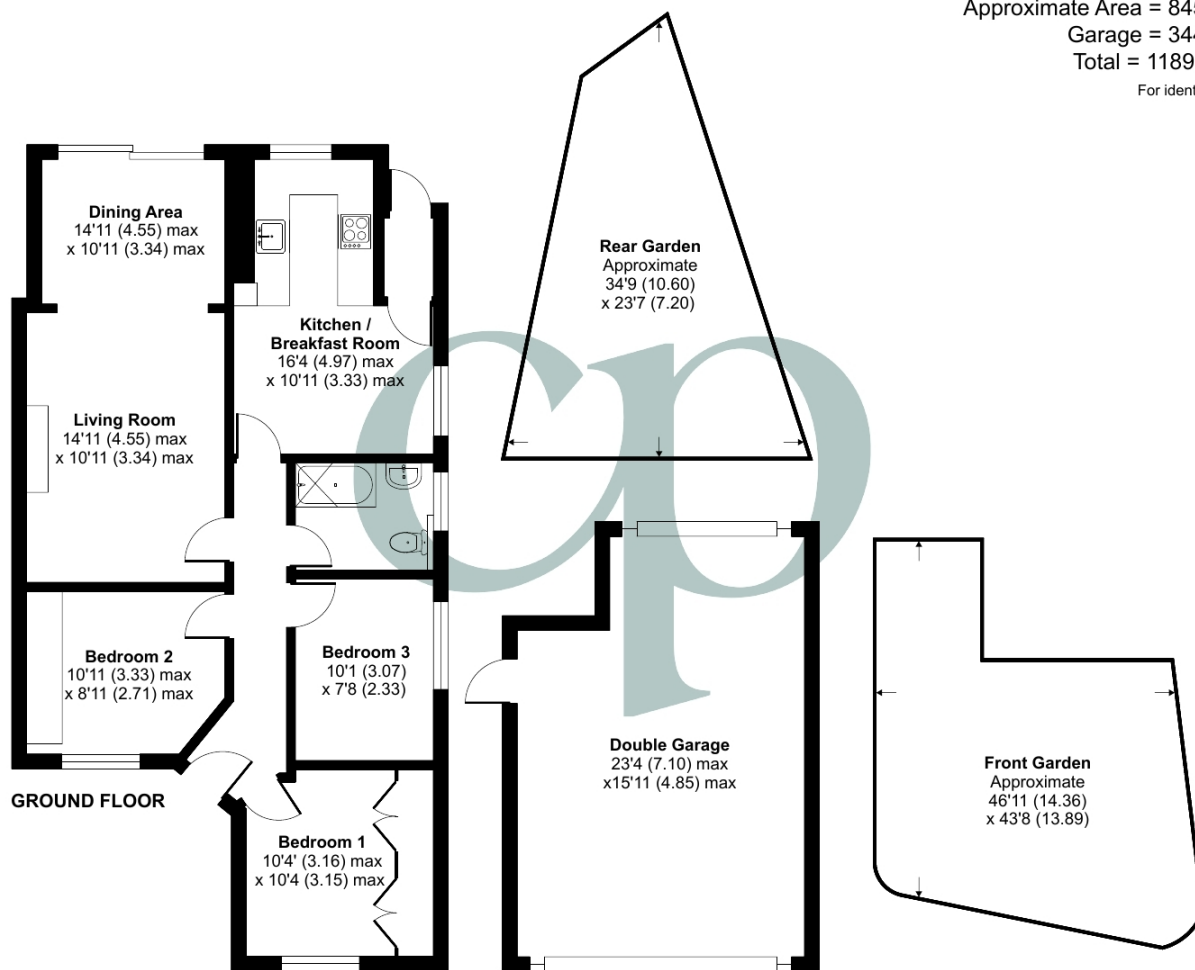
Up and over doors to both front and rear. Courtesy door to side. Power and light.

OFF ROAD PARKING

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

Current Council Tax Band: C.





Approximate Area = 845 sq ft / 78.5 sq m

Garage = 344 sq ft / 31.9 sq m

Total = 1189 sq ft / 110.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	55
(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). © n̄checom 2024. Produced for Country Properties. REF: 1281153

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

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