



Millwright Way

Flitwick,
Bedfordshire, MK45 1BZ
£400,000

country
properties

This link-detached family home features a single storey extension to further enhance the ground floor accommodation. Open plan to the living room, this additional reception space features a bank of windows and doors to the rear garden plus two skylights to enhance the natural light. In addition there is a fitted kitchen with breakfast area and cloakroom/WC, whilst the first floor offers three bedrooms (the principal with en-suite shower room) plus a family bathroom. The enclosed rear garden is mainly laid to lawn with patio area, and off road parking is provided via the adjacent driveway leading to garage. The town centre amenities, including mainline rail station, are within 0.7 miles on foot and there is a handy convenience store on neighbouring Windmill Road. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via entrance door with opaque double glazed insert and canopy porch over. Radiator. Stairs to first floor landing. Wood effect flooring. Doors to kitchen/breakfast room, living room and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Floor tiling.

KITCHEN/BREAKFAST ROOM

Double glazed window to front aspect. Part opaque double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Space for range style oven with extractor over. Integrated slimline dishwasher. Space for washing machine and fridge/freezer. Cupboard housing gas fired boiler. Breakfast bar area. Radiator. Floor tiling.

LIVING ROOM

Two radiators. Built-in under stairs storage cupboard. Open access to:

DINING/FAMILY ROOM

Double glazed windows and sliding patio doors to rear aspect. Two double glazed skylights. Recessed spotlighting to ceiling. Wood effect flooring with electric underfloor heating.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Built-in airing cupboard. Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator. Door to:

EN-SUITE 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 with mixer tap. Tiled splashbacks. Heated towel rail. Floor tiling. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.



FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap and shower over, WC with concealed cistern and pedestal wash hand basin with mixer tap. Tiled splashbacks. Radiator. Floor tiling.

OUTSIDE

FRONT/SIDE GARDEN

Lawn area to front of property. Pathway leading to gated side access. Additional triangular lawn area extending to right hand side of property.

REAR GARDEN

Paved patio area. Remainder mainly laid to lawn. Enclosed by timber fencing with gated side access.

GARAGE

Up and over door. Part glazed courtesy door to rear garden. Power. Eaves storage.

OFF ROAD PARKING

Driveway providing off road parking and access to garage.

Current Council Tax Band: D.

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.

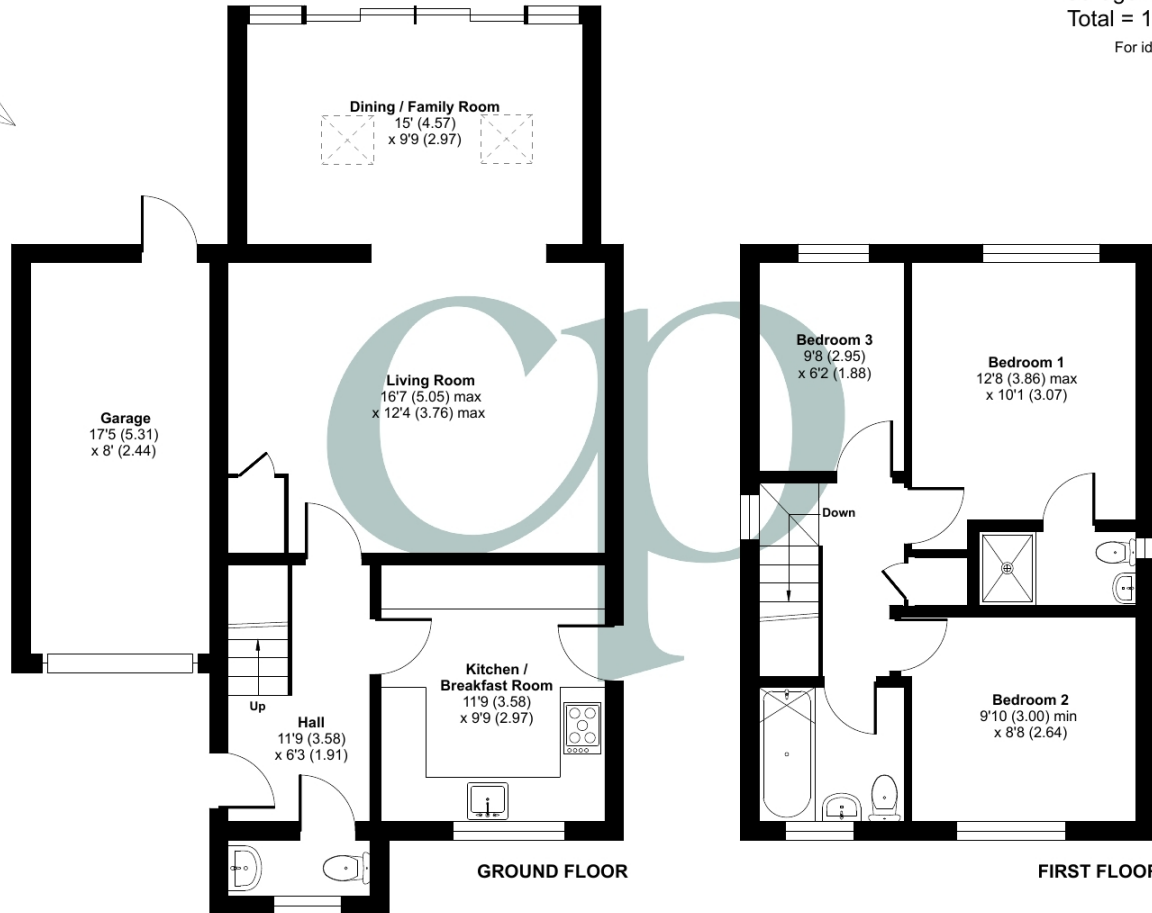
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 1023 sq ft / 95 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1163 sq ft / 108 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(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: 1136544

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