



Canterbury Road

Flitwick,
Bedfordshire, MK45 1TZ
£525,000

country
properties

This detached family home features a double storey extension with the ground floor including a 20ft living room plus an open plan kitchen/dining/family room, creating a wonderful space for the family to gather and entertain, plus a cloakroom/WC. There are four bedrooms to the first floor, the principal with part vaulted ceiling and en-suite shower room, plus a second shower room. The former garage has been converted to create useful additional space (home office or gym perhaps?) There is an enclosed garden to the rear which is mainly laid to paving, gravel and decking for ease of maintenance and an adjacent driveway provides off road parking. A popular location for families, the property is within 0.9 miles of both the town centre amenities including mainline rail station and Redborne Upper School on the Amphill/Flitwick border. EPC Rating: C.

- 20ft living room
- Open plan kitchen/dining/family room
- Ground floor cloakroom/WC
- Principal bedroom with en-suite shower room
- Three further bedrooms plus shower room
- Converted garage
- Enclosed rear garden
- Driveway parking



GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed leaded light effect inserts. Radiator. Tile effect flooring. Multi pane opaque glazed door to living room. Further door to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: WC and wash hand basin with tiled splashback. Radiator. Tile effect flooring.

LIVING ROOM

Double glazed bow window to front aspect. Feature fireplace surround. Radiator. Karndean flooring. Door to:

KITCHEN/DINING ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with granite work surface areas incorporating recessed 1½ bowl sink with mixer tap, extending to create a peninsula breakfast bar. Tiled splashbacks. Built-in electric double oven. Five ring gas hob with extractor over. Space for dishwasher, washing machine, tumble dryer and American style fridge/freezer. Part tile effect/part wood effect flooring. Radiator. Recessed spotlighting to ceiling. Stairs to first floor landing with built-in storage cupboard beneath. Part opaque glazed door to side aspect. Open access to:

FAMILY ROOM

Dual aspect via double glazed French doors and windows to side and double glazed window to rear. Wood effect flooring. Radiator.

FIRST FLOOR

LANDING

Hatch to loft. Doors to all bedrooms and shower room.

BEDROOM 1

Double glazed window to rear aspect. Part vaulted ceiling with two skylights. Radiator. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle, WC and wall mounted wash hand basin with mixer tap. Tiled splashbacks. Heated towel rail. Tile effect flooring. Built-in cupboard with radiator.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator. Wood effect flooring.

BEDROOM 4

Double glazed window to rear aspect. Radiator. Wood effect flooring.



SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower, WC and wash hand basin with mixer tap and storage beneath. Heated towel rail. Wood effect flooring. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Laid to decorative slate chippings.

REAR GARDEN

A paved patio extends via a pathway alongside the gravelled garden to a raised decked seating area at rear. Garden shed. Enclosed by brick walling and timber fencing with gated side access.

HOME OFFICE/GYM (FORMER GARAGE)

Double glazed French doors and window to front aspect. Double glazed window and part opaque double glazed door to side aspect. Wood effect flooring. Recessed spotlighting to ceiling. Electric consumer unit.

OFF ROAD PARKING

Hard standing driveway to side providing off road parking. Gated side access to rear garden.

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.

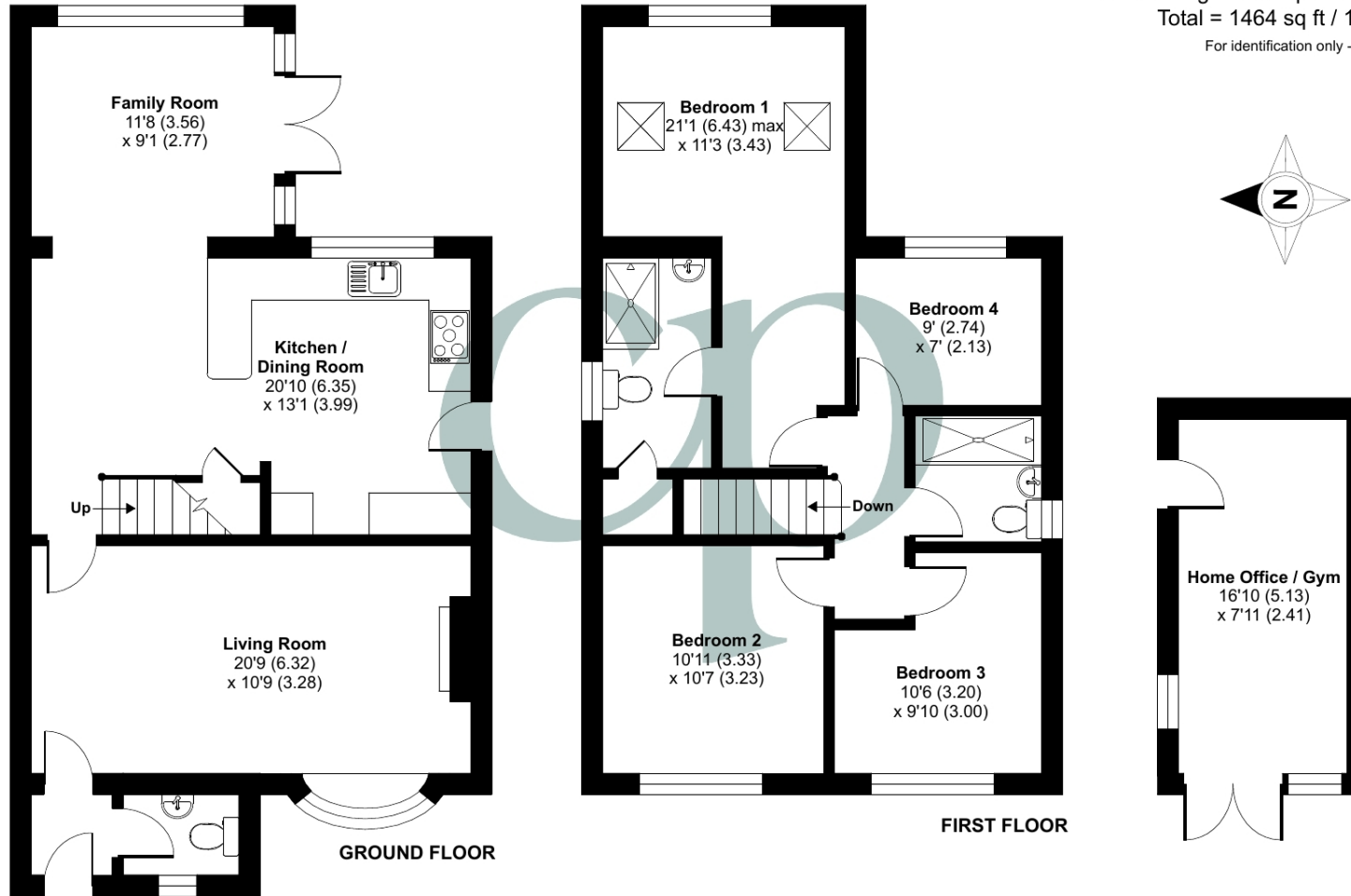
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

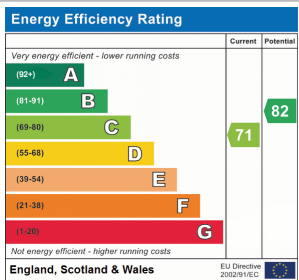




Approximate Area = 1329 sq ft / 123.5 sq m
 Outbuilding = 135 sq ft / 12.5 sq m
 Total = 1464 sq ft / 136 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1119651



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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