



Kendal Drive

Flitwick,  
Bedfordshire, MK45 1NW  
£450,000

country  
properties



This extended detached home is set within a cul-de-sac in the heart of the town, convenient for amenities including lower and middle schools, the mainline rail station and a large supermarket (all within 0.3 miles on foot). The spacious accommodation includes a 23ft open plan living/dining room with French doors to the enclosed rear garden with south-westerly aspect, separate study/family room, fitted kitchen and cloakroom/WC. There are four bedrooms to the first floor (two with fitted wardrobes) plus a family bathroom. The block paved frontage provides off road parking for up to three vehicles, in addition to the 18ft integral garage with electric door (offering potential to convert to further accommodation – subject to necessary consent). EPC Rating: D.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via part opaque double glazed leaded light effect entrance door. Wood effect flooring. Doors to study/family room, living/dining room, garage and to:

### CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wall mounted wash hand basin. Radiator. Wood effect flooring.

### STUDY/FAMILY ROOM

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

### LIVING/DINING ROOM

Double glazed French doors to rear aspect. Feature fireplace surround. Two radiators. Wood effect flooring. Stairs to first floor landing. Part glazed door to:

### KITCHEN

Double glazed window and door to rear aspect. A range of base and wall mounted units with work surfaces areas incorporating 1½ bowl sink with mixer tap. Built-in oven and hob with extractor over. Space for dishwasher and fridge/freezer. Cupboard housing gas fired boiler. Wall and floor tiling.

## FIRST FLOOR

### LANDING

Hatch to loft. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. Built-in wardrobes with part mirrored sliding doors. Radiator.

### BEDROOM 2

Double glazed window to rear aspect. Built-in wardrobes with sliding doors. Built-in over stairs storage cupboard. Radiator.

### BEDROOM 3

Double glazed window to side aspect. Radiator.





## BEDROOM 4

Double glazed window to front aspect.  
Radiator.

## FAMILY BATHROOM

Opaque double glazed window to rear aspect.  
Three piece white suite comprising: Panelled bath with mixer tap and wall mounted shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail.

## OUTSIDE

### REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a paved patio area leading to lawn. Various trees and shrubs. Enclosed by timber fencing with gated side access.

### GARAGE

Integral garage. Electric roller door. Power and light. Cold water tap. Plumbing for washing machine. Courtesy door to entrance hall.

### OFF ROAD PARKING

Frontage laid to block paving to provide off road parking for up to three vehicles.

Current Council Tax Band: E.



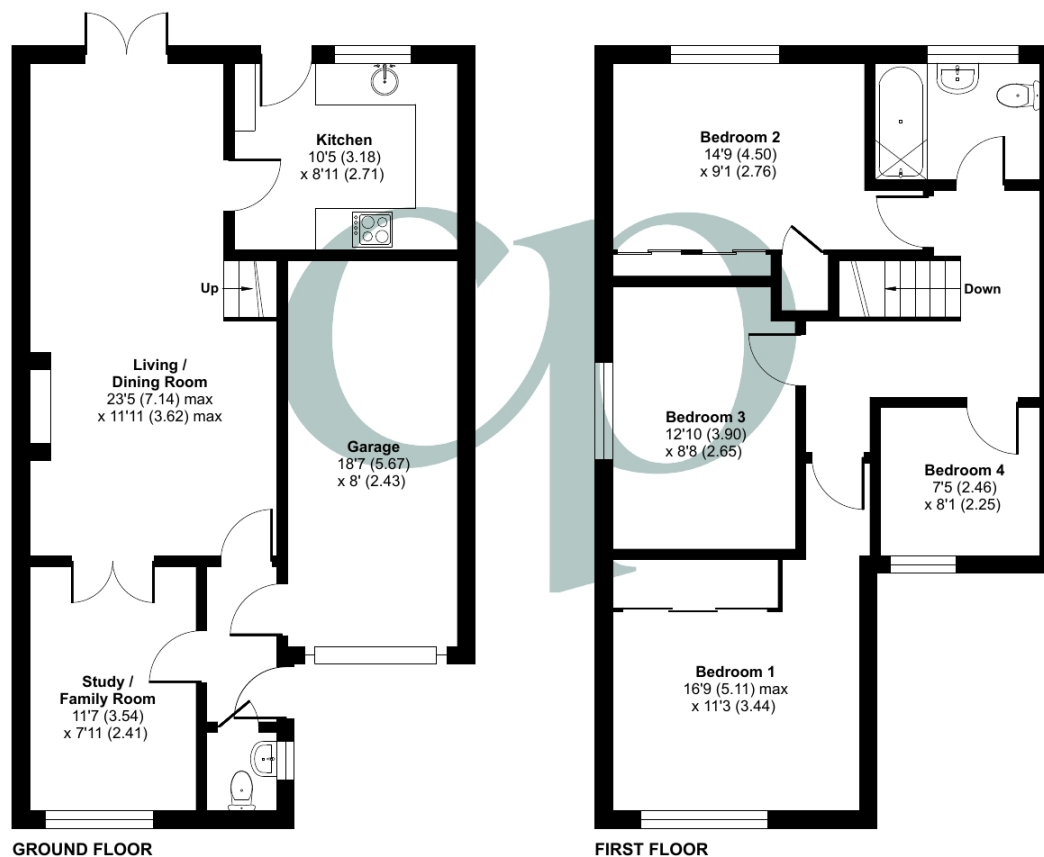


Approximate Area = 1111 sq ft / 103.2 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1261 sq ft / 117.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	68
(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). © nchecon 2025. Produced for Country Properties. REF: 1263803

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## Viewing by appointment only

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