



Trafalgar Drive

Flitwick,
Bedfordshire, MK45 1EF
Guide Price £500,000

COUNTRY PROPERTIES
PART OF HUNTERS

This detached family home is situated on a popular development within approx. 0.9 miles of the mainline rail station and further town centre amenities, and just 0.5 miles from Redborne Upper School on the Flitwick/Amphill border. The well presented accommodation includes a bay fronted living room with feature fireplace, separate dining room with patio door to conservatory, fitted kitchen/breakfast room, useful utility and guest cloakroom/WC.

There are four bedrooms to the first floor, the principal with en-suite shower room, plus a family bathroom.

Externally the property offers a landscaped rear garden with attractive paving and artificial lawn, garage and block paved driveway providing off road parking. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via part double glazed leaded light effect entrance door. Double glazed windows to front and side aspects. Tiled floor. Composite door with opaque double glazed leaded light effect inserts to:

ENTRANCE HALL

Opaque double glazed window to side aspect. Stairs to first floor landing. Wood effect flooring. Radiator. Doors to living room, dining room and to:

CLOAKROOM/WC

Opaque double glazed leaded light effect window to front aspect/entrance porch. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Radiator.

LIVING ROOM

Walk-in bay with double glazed windows to front and side aspects. Ornamental fireplace. Radiator.

DINING ROOM

Double glazed sliding patio door to conservatory. Built-in under stairs storage cupboard. Wood effect flooring. Radiator. Door to kitchen/breakfast room.

CONSERVATORY

Of part brick construction with double glazed windows and French doors to garden. Radiator. Tiled floor. Power and light.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Wall tiling. Built-in oven, hob and extractor. Space for dishwasher and fridge/freezer. Tiled floor. Radiator. Open access to:

UTILITY ROOM

Double glazed window and part double glazed door to rear aspect. Base unit with work surface area incorporating sink and drainer with mixer tap. Wall tiling. Space for washing machine. Wall mounted gas fired boiler. Extractor. Tile effect flooring. Personal door to garage.

FIRST FLOOR

LANDING

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

BEDROOM 1

Triple aspect via double glazed leaded light effect windows to front and either side. Radiator. Built-in triple wardrobe. 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 wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Extractor. Shaver socket. Heated towel rail.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Wood effect flooring. Built-in triple wardrobe and over stairs storage cupboard.

BEDROOM 3

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

BEDROOM 4

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Radiator. Extractor. Shaver socket.

OUTSIDE

REAR GARDEN

39' x 36' (11.89m x 10.97m) max. inc. conservatory. Paved patio areas surround an artificial lawn. Outside light and cold water tap. Enclosed by fencing and walling.

GARAGE

Metal up and over door. Power and light. Personal door to utility room.

OFF ROAD PARKING

Frontage laid to decorative paving and block paved driveway providing off road parking.

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.

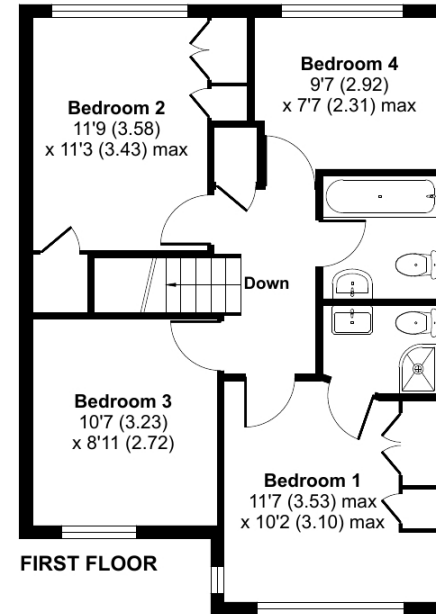
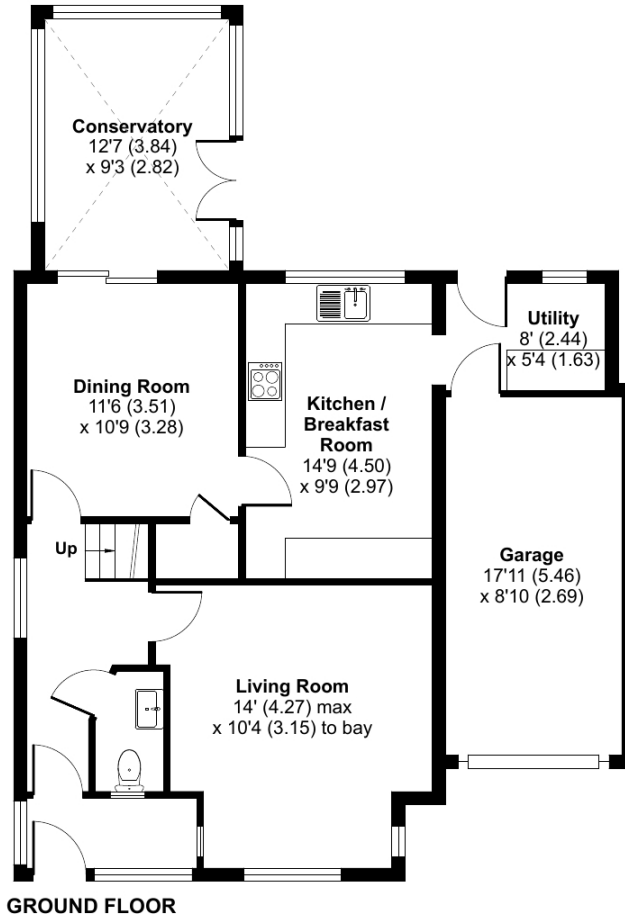
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



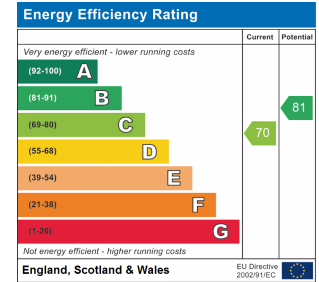
Approximate Area = 1309 sq ft / 122 sq m
 Garage = 158 sq ft / 15 sq m
 Total = 1467 sq ft / 137 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 937765



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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