



Grebe Close

Flitwick,
Bedfordshire, MK45 1SA
£400,000

country
properties

This extended semi-detached home offers comfortable family living with stylish entertaining space, making it an ideal choice for growing families. On entering you are greeted by a welcoming and spacious reception hall that sets the tone for the rest of the property. The open-plan living/dining room connects to a delightful conservatory, creating an inviting space to relax or entertain guests. In addition, you'll find a fitted kitchen and a separate reception which provides a flexible area that's perfect for working from home or as a dedicated playroom. Upstairs, the property boasts three double bedrooms, the principal complete with dressing area, and a modern family bathroom. Externally, there is a rear garden which enjoys a delightful south-easterly aspect, whilst off road parking for up to three vehicles is conveniently provided immediately to the front of the property. EPC: TBC.

GROUND FLOOR

RECEPTION HALL

Accessed via front entrance door with opaque double glazed inserts and canopy porch over. Double glazed windows to front and side aspects. Radiator. Floor tiling. Work surface area with storage cupboard and space and plumbing for washing machine beneath. Doors to playroom/study, living/dining room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Heated towel rail. Wall and floor tiling.

PLAYROOM/STUDY

Double glazed window to front aspect. Vertical radiator. Wood effect flooring. Built-in storage cupboard.

LIVING/DINING ROOM

Opaque double glazed window to side aspect. Stairs to first floor landing. Two radiators. Part wood effect flooring. Door to kitchen. Double glazed sliding patio door to:

CONSERVATORY

Of part brick construction with double glazed French doors to rear garden. Radiator. Floor tiling.

KITCHEN

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. Tiled splashbacks. Built-in electric oven and gas hob. Space for dishwasher and fridge/freezer.

FIRST FLOOR

LANDING

Built-in storage cupboard.

BEDROOM 1

Double glazed window to front aspect. Radiator. Dressing area with built-in wardrobes.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Built-in wardrobe.



BEDROOM 3

Double glazed window to front aspect.
Radiator. Built-in wardrobe.

FAMILY BATHROOM

Opaque double glazed window to rear aspect.
Three piece suite comprising: Bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled WC. Part tiled walls. Heated towel rail. Wood effect flooring.

OUTSIDE

REAR GARDEN

South-easterly aspect. Paved patio area leading to lawn. Enclosed by timber fencing and mature hedging with gated side access. Timber storage shed with brick base.

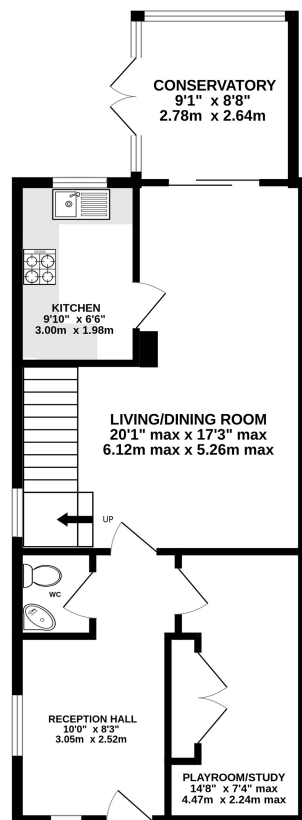
OFF ROAD PARKING

Frontage laid to hard standing to provide off road parking for approx. three vehicles.

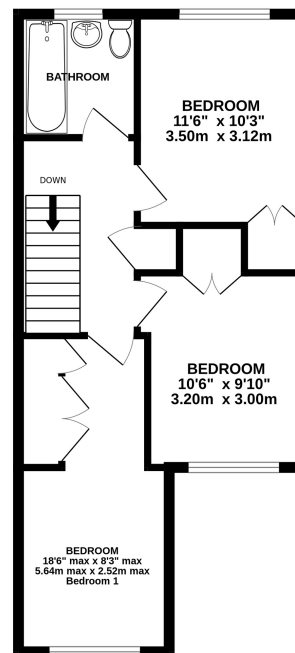
Current Council Tax Band: C.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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