



# James Place

Flitwick,  
Bedfordshire, MK45 1GW  
£395,000

country  
properties

With the benefit of no upper chain, this modern, three storey townhouse is conveniently situated for access to the town centre amenities (just a 0.2 mile walk to the mainline rail station). The ground floor features a fitted kitchen with a range of integrated appliances (as stated), cloakroom/WC and living/dining room with French doors to the enclosed rear garden with southerly aspect. The principal bedroom suite with dressing area and wet room is located on the first floor, along with the fourth bedroom/optional study, whilst there are two double bedrooms on the second floor with family bathroom. Off road parking is provided via the adjacent driveway and garage. EPC Rating: B.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect inserts and canopy porch over. Radiator. Stairs to first floor landing. Wood effect flooring. Doors to kitchen, 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, tiled splashback and storage beneath. Radiator. Wood effect flooring.

### KITCHEN

Double glazed window to front 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 double oven and induction hob with extractor above. Integrated dishwasher and fridge/freezer. Space for washing machine. Tile effect flooring. Electric plinth heater.

### LIVING/DINING ROOM

Dual aspect via double glazed window to side and double glazed French doors to rear with matching sidelights. Two radiators. Wood effect flooring. Built-in under stairs storage cupboard.

## FIRST FLOOR

### FIRST FLOOR LANDING

Radiator. Stairs to second floor landing. Doors to two bedrooms.

### BEDROOM 1

Two double glazed windows to rear aspect. Double glazed window to side aspect. Two radiators. Open access to:

### DRESSING AREA

Door to:

### EN-SUITE WET ROOM

Opaque double glazed window to front aspect. Shower area with wall mounted shower unit. Close coupled WC. Pedestal wash hand basin with mixer tap. Wall and floor tiling. Extractor. Heated towel rail. Recessed spotlighting to ceiling.



## BEDROOM 4/STUDY

Double glazed window to front aspect.  
Radiator.

## SECOND FLOOR

### SECOND FLOOR LANDING

Hatch to loft. Doors to two bedrooms and family bathroom.

### BEDROOM 2

Two double glazed windows to front aspect.  
Radiator.

### BEDROOM 3

Two double glazed windows to rear aspect.  
Radiator.

## FAMILY BATHROOM

Opaque double glazed window to side aspect.  
Three piece suite comprising: Bath with mixer tap/shower attachment, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Recessed spotlighting to ceiling. Extractor. Heated towel rail. Wood effect flooring.

## OUTSIDE

### REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to lawn. Various shrubs. Outside light. Paved pathway leading to courtesy door to garage. Enclosed by fencing with gated side access.

## GARAGE

Metal up and over door. Power and light.  
Courtesy door to rear garden.

## OFF ROAD PARKING

Block paved driveway providing off road parking and access to garage.

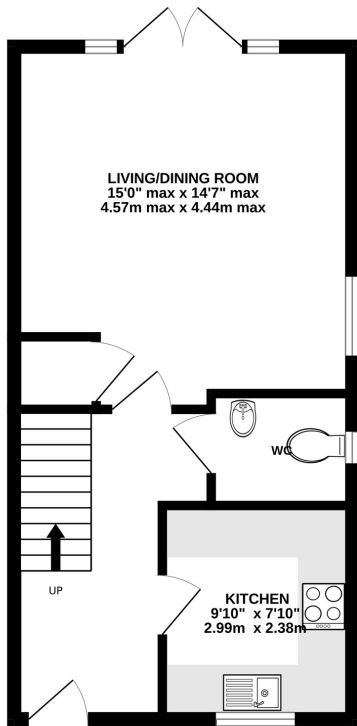
Current Council Tax Band: D.  
Estate/Management Charge: £300 per annum approx. (TBC).

## DRAFT DETAILS

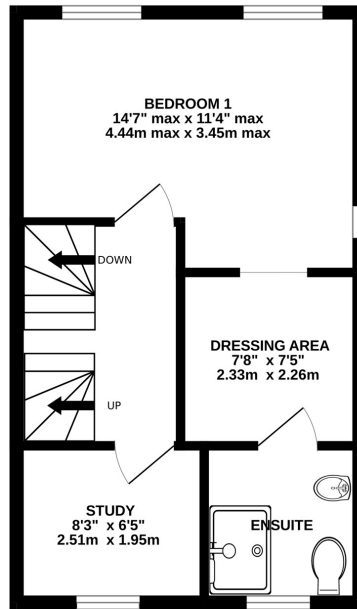
Awaiting vendor approval.



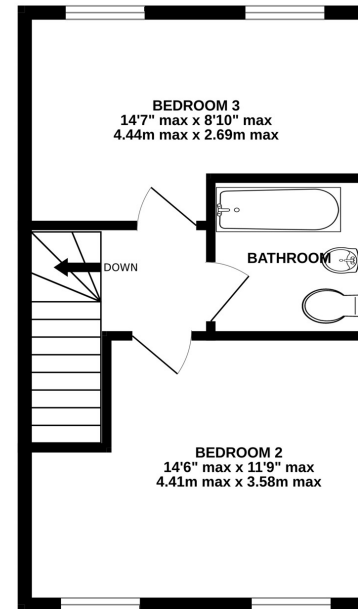
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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.  
Made with Metropix ©2024

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