



Waterloo Close

Flitwick,
Bedfordshire, MK45 1FE
£500,000

country
properties

This chain-free detached home is set within a popular location for families, within 0.9 miles of the town centre amenities (including mainline rail station) and 0.5 miles of Redborne Upper School on the Ampthill border. The well presented accommodation includes a garage conversion to create a versatile second reception or home office, whilst still retaining useful storage which is accessed by an up and over door to front. There is a spacious 19'4" (max) living room with double doors to the open plan kitchen/dining room, plus utility and cloakroom/WC. Three of the four bedrooms are doubles (the principal with en-suite facilities) and there is a first floor family bathroom. The enclosed rear garden is mainly laid to lawn with a generous patio seating area, whilst the block paved frontage provides off road parking with adjacent artificial lawn. EPC Rating: D.

- NO UPPER CHAIN
- 19ft (max) bay fronted living room with feature fireplace
- Open plan kitchen/dining room with French doors to rear
- Useful utility plus cloakroom/WC
- Garage conversion creating second reception whilst retaining useful storage
- Four bedrooms (principal with en-suite shower room)
- First floor family bathroom
- Enclosed rear garden plus block paved driveway



GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque glazed decorative insert. Double glazed window to front aspect. Radiator. Coving to ceiling. Stairs to first floor landing. Doors to living room, kitchen/dining room and to:

FAMILY ROOM/STUDY

Opaque double glazed window to side aspect.

LIVING ROOM

Double glazed window to front aspect. Feature fireplace housing electric fire. Radiator. Coving to ceiling. Glazed double doors to:

KITCHEN/DINING ROOM

Double glazed window and French doors to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap and gas hob with extractor over, extending to create a peninsula breakfast bar. Tiled splashbacks. Built-in oven. Space for dishwasher, fridge/freezer and wine cooler. Two radiators. Built-in under stairs storage cupboard. Tile effect flooring. Part coving to ceiling. Door to:

UTILITY ROOM

Base and wall mounted units with work surface area incorporating sink with mixer tap. Tiled splashbacks. Space for washing machine. Wall mounted gas fired boiler. Radiator. Tile effect flooring. Double glazed door to rear garden. Door to:

CLOAKROOM/WC

Opaque double glazed window to rear aspect. Two piece suite comprising: WC and wash hand basin with mixer tap and storage beneath. Radiator. Tile effect flooring.

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. Radiator. Built-in over stairs storage cupboard. Door to:



EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Walk-in shower cubicle, close coupled WC and wash hand basin with mixer tap and storage beneath. Tiled splashbacks. Radiator. Floor tiling.

BEDROOM 2

Dual aspect double glazed windows to front and rear. Built-in storage cupboard. Radiator.

BEDROOM 3

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

BEDROOM 4

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Panelled bath with mixer tap, glazed screen and shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Tiled splashbacks. Heated towel rail. Floor tiling.



OUTSIDE

FRONT GARDEN

Laid to artificial lawn. Shrub borders.
Outside light. Gated side access to rear garden.

REAR GARDEN

Paved patio area. Laid to lawn with shrub borders. Cold water tap. Enclosed by panelled fencing with gated side access.

STORE

Up and over door.

OFF ROAD PARKING

Block paved driveway providing off road parking.

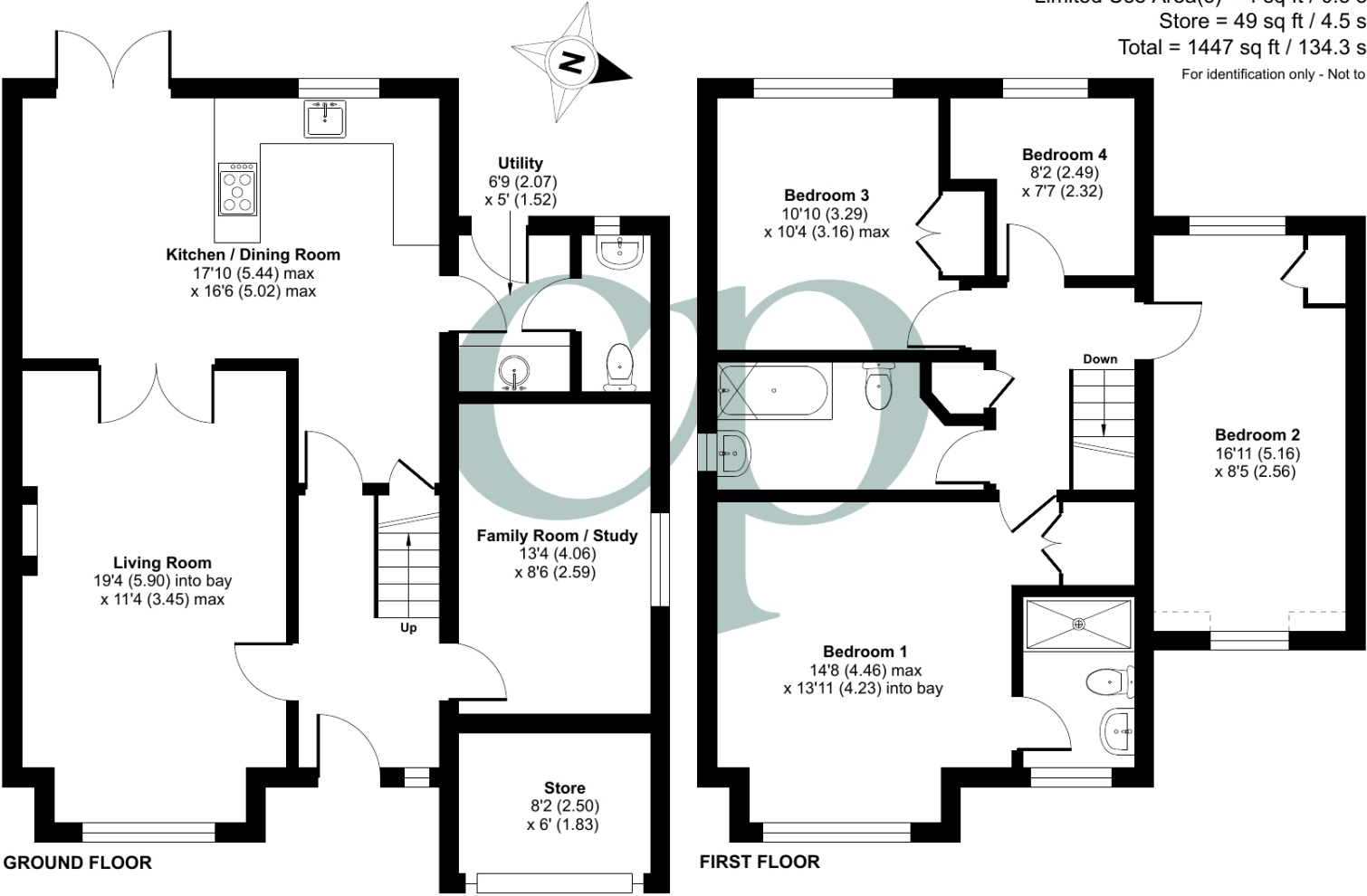
Current Council Tax Band: E.



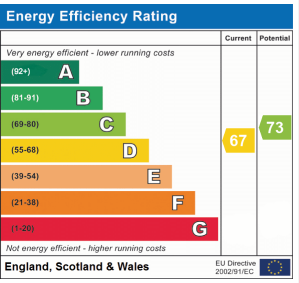


Approximate Area = 1394 sq ft / 129.5 sq m
Limited Use Area(s) = 4 sq ft / 0.3 sq m
Store = 49 sq ft / 4.5 sq m
Total = 1447 sq ft / 134.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1319694



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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