



Sharp Place

Flitwick,
Bedfordshire, MK45 1GY
Offers Over £400,000

COUNTRY PROPERTIES
PART OF HUNTERS

Just one detached home available on this small development of three storey town houses, set towards the town outskirts yet within 0.5 miles of the mainline rail station and further amenities. The high specification fitted kitchen/dining room includes an AEG double oven/microwave, induction hob, integrated fridge and freezer, quartz work surfaces and feature corner glazed window. The lounge features glazing to the rear to create a modern, airy feel with door leading directly to the garden. There are four bedrooms arranged over the first and second floors, a ground floor cloakroom/WC plus family bathroom and master en-suite on the first floor (featuring modern sanitaryware and porcelain wall tiles). Off road parking for two vehicles is provided with the benefit of an electric vehicle charging point.

EPC: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via covered entrance door with opaque double glazed insert. Wall mounted electric heater. Stairs to first floor landing. Wood effect flooring. Doors to kitchen/dining room, living room and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Built-in storage cupboard. Wood effect flooring.

KITCHEN/DINING ROOM

Feature corner double glazed window to front/side aspect. A range of base, wall mounted and larder style units with quartz work surface areas incorporating recessed 1½ bowl sink with mixer tap, and induction hob with concealed extractor over. Built-in AEG double oven/microwave. Integrated dishwasher, washer/dryer and fridge/freezer. Recessed spotlighting to ceiling. Wood effect flooring.

LOUNGE

Double glazed door and picture windows to rear aspect. Wall mounted electric heater. Wood effect flooring.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side aspect on stairway. Built-in storage cupboard. Wall mounted electric heater. Recessed spotlighting to ceiling. Stairs to second floor landing. Doors to two bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Wall mounted electric heater. Recessed spotlighting to ceiling. Door to:

EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Wood effect flooring.

BEDROOM 2

Double glazed window to front aspect. Wall mounted electric heater. Recessed spotlighting to ceiling.

FAMILY BATHROOM

Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Wood effect flooring.



SECOND FLOOR

SECOND FLOOR LANDING

Skylight and recessed spotlighting to ceiling. Doors to both bedrooms.

BEDROOM 3

Double glazed window to front aspect. Built-in airing cupboard. Wall mounted electric heater. Recessed spotlighting to ceiling.

BEDROOM 4

Skylight. Wall mounted electric heater.

OUTSIDE

REAR GARDEN

Immediately to the rear is a paved patio area with pathway extending around the side of the property leading to gated access to front. Remainder mainly laid to lawn. Enclosed by timber fencing.

OFF ROAD PARKING

Off road parking for two vehicles immediately to front of property. Electric vehicle charging point.

AGENTS NOTE

These particulars were prepared before completion of the property, therefore size and specification may vary.

Current Council Tax Band: E.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Upon reservation of your chosen plot, we will need the following before the property can be removed from the market;

A £5,000 reservation deposit (to be deducted from the sale price on completion).

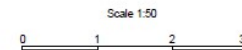
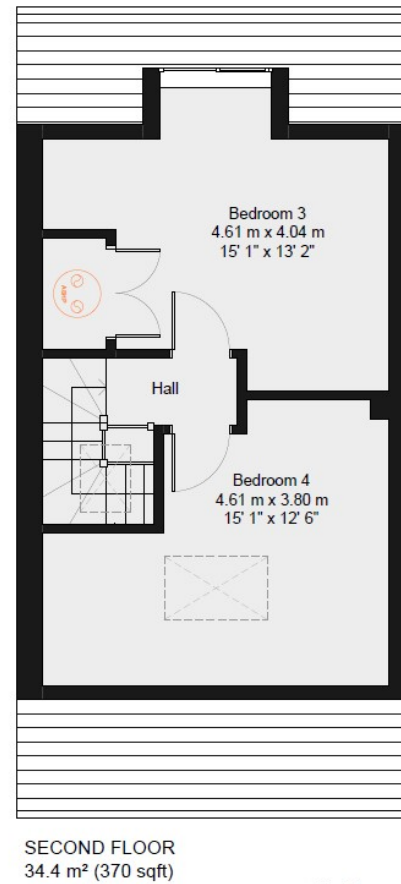
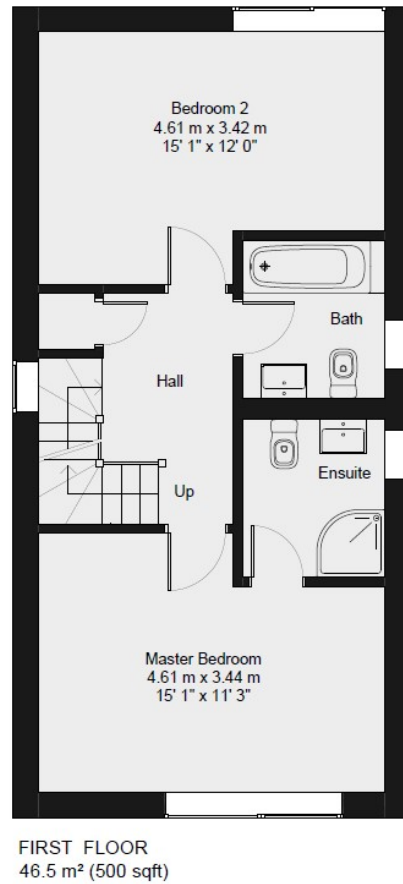
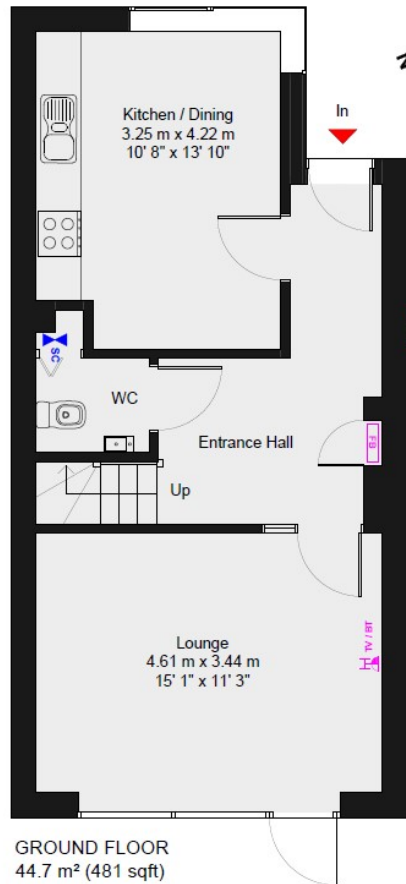
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable). ID: A copy of a passport and drivers licence for each purchaser are ideal, if both of these are not available, one can be substituted for 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.

A signed copy of the Reservation Form.

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





Note: All dimensions and areas are approximate

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | 76 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| | | | EU Directive 2002/91/EC |

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FLOOR PLANS

7 Sharp Place, FLITWICK, BEDFORD MK45 1GY

757_00_11 SCALE 1:50 @ A3 DEC 2022

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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