



# Coniston Road

Flitwick,  
Bedfordshire, MK45 1QJ

Offers Over **£325,000**

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Tucked away in a cul-de-sac within the heart of the town centre, this chain-free semi detached home offers potential for extension (subject to planning) and also features a garage in adjacent block plus driveway parking. The accommodation includes a 23ft dual aspect reception room with areas to relax and dine and French doors leading out to the south-easterly facing rear garden (making a great entertaining space). In addition, there is a fitted kitchen, three bedrooms and first floor shower room. Perfectly placed for access to local amenities, the mainline rail station, large supermarket and Millenium Park are all within a few minutes walk (0.3 miles). EPC Rating: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect insert and canopy over. Stairs to first floor landing. Radiator. Part glazed door to:

### LIVING/DINING ROOM

Dual aspect via double glazed window to front and double glazed French doors to rear. Feature fireplace surround housing electric fire. Radiator. Built-in under stairs storage cupboard. Part opaque glazed bi-fold door to:

### KITCHEN

Double glazed window and door to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Wall tiling. Space for dishwasher, washing machine, fridge/freezer and cooker (with extractor above). Radiator.

## FIRST FLOOR

### LANDING

Double glazed window to side aspect. Two built-in cupboards, one housing gas fired boiler. Hatch to loft. Doors to all bedrooms and shower room.

### BEDROOM 1

Double glazed window to front aspect. Radiator. Dado rail.

### BEDROOM 2

Double glazed window to rear aspect. Radiator.

### BEDROOM 3

Double glazed window to rear aspect. Radiator.

### SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Corner shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail.





## OUTSIDE

### FRONT GARDEN

Laid to block paving. Gated side access to rear garden.

### REAR GARDEN

South-easterly aspect. Paved patio with retractable awning providing a shaded seating area. Remainder mainly laid to lawn with mature shrub borders. Outside water tap. Garden shed. Enclosed by fencing with gated side access.

### GARAGE

Remote controlled electric up and over door. Power and light. Eaves storage.

### OFF ROAD PARKING

Hard standing driveway providing off road parking in front of garage.

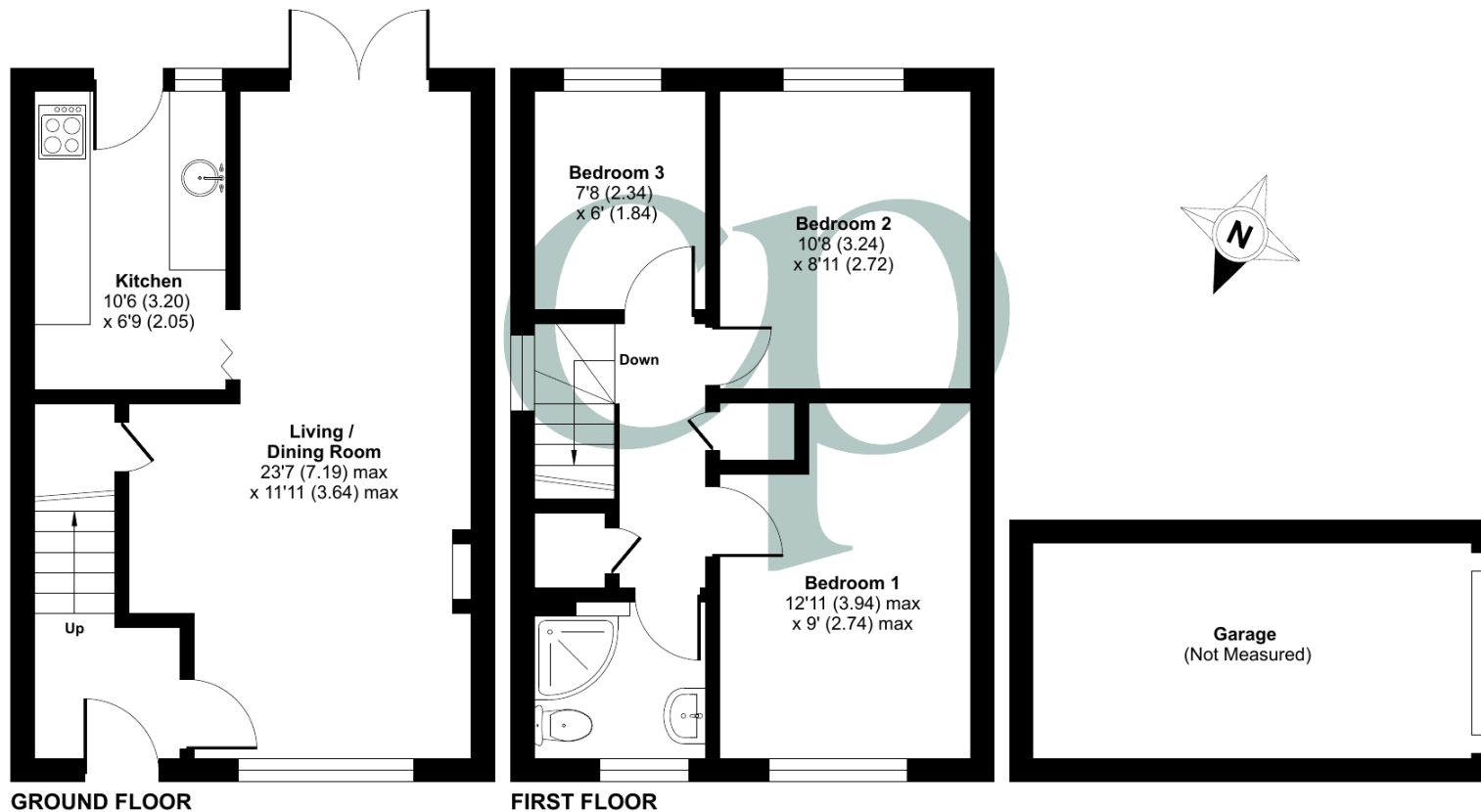
Current Council Tax Band: C.



Approximate Area = 722 sq ft / 67 sq m (excludes garage)

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		70
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Country Properties. REF: 1288075

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## Viewing by appointment only

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