



# Osprey Road

Flitwick,  
Bedford, MK45 1RU

Guide Price **£410,000**

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properties

Situated on a generous corner plot and having potential for extension (subject to planning), this detached family home is offered for sale with the benefit of no upper chain and features a spacious open plan living/dining room with patio door to conservatory, fitted kitchen, ground floor cloakroom/WC, three bedrooms and first floor family bathroom. Off road parking is provided via the adjacent garage and driveway. Set within the popular 'Birds' area of Flitwick, the property is within just 0.4 miles on foot from the mainline rail station and further town centre amenities, and just 0.1 miles from Millennium Park and Flitwick Lower School. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via part opaque double glazed front entrance door with canopy over. Wood effect flooring. Doors to living room and to:

### CLOAKROOM/WC

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

### LIVING ROOM

Double glazed window to front aspect. Stairs to first floor landing with built-in storage beneath. Two radiators. Wood effect flooring. Door to kitchen. Open access to:

### DINING AREA

Double glazed sliding patio door to conservatory. Wood effect flooring. Radiator.

### CONSERVATORY

Of part brick construction with double glazed windows and sliding patio door to rear garden. Power and light.

### KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Built-in oven, hob and extractor. Integrated dishwasher. Space for washing machine. Tiled floor. Opaque double glazed door to side aspect.

## FIRST FLOOR

### LANDING

Wood effect flooring. Hatch to loft. Built-in cupboard housing gas fired boiler. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. Radiator. Wood effect flooring.

### BEDROOM 2

Double glazed window to rear aspect. Radiator. Wood effect flooring.



### BEDROOM 3

Double glazed window to front aspect.  
Built-in over stairs storage cupboard.  
Radiator. Wood effect flooring.

### FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Shaver socket. Tile effect flooring.

### OUTSIDE

#### FRONT GARDEN

Pathway leading to front entrance door and to gated side access. Lawn area. Various shrubs.

#### REAR GARDEN

63' x 60' (19.20m x 18.29m) at widest points, narrowing to 30' (9.14m). Irregular shaped. Mainly laid to lawn. Two patio areas. A variety of trees and shrubs. Enclosed by walling and fencing with gated side access.

#### GARAGE

Of brick construction with pitched, tiled roof. Metal up and over door.

### OFF ROAD PARKING

Hard standing driveway providing off road parking.

Current Council Tax Band: D.

### AGENTS NOTE

Please note that to protect the current tenant's privacy, the photographs displayed were taken prior to their occupation when the property was vacant.



Approximate Area = 1009 sq ft / 93 sq m  
 Garage = 136 sq ft / 12 sq m  
 Total = 1145 sq ft / 105 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 940075



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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