



High Street

Flitwick,
Bedfordshire, MK45 1DX
£525,000

country
properties

This detached home offers spacious living accommodation, ideal for a growing family. The welcoming entrance hall leads to a generous 24ft living/dining room, which offers direct access to a conservatory via patio doors. Adjacent is the fitted kitchen/breakfast room, providing ample storage and space for casual dining. For those working from home or seeking a quiet retreat, the separate study is ideal. The utility room and cloakroom/WC add to the practical aspects of the home, along with a lean-to (great for storage). Upstairs, the principal bedroom benefits from a stylish en-suite shower room, with the three further bedrooms complemented by a family bathroom with feature roll top slipper bath. A snug area off the landing creates a cosy reading nook. The enclosed rear garden features an artificial lawn, decked seating area and summerhouse, whilst parking is provided via the gravelled frontage with double gated access. The property is positioned within 0.6 miles of Redborne School on the Ampthill/Flitwick border to the north, and the town centre amenities (including mainline rail station to the south). EPC: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via part opaque double glazed entrance door. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Floor tiling. Recessed spotlighting to ceiling. Doors to study, utility room, kitchen/breakfast room and to:

CLOAKROOM/WC

High level opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage cupboard beneath. Wall and floor tiling. Radiator.

LIVING/DINING ROOM

Double glazed window to front aspect. Double glazed sliding patio door to conservatory. Two radiators. Wood effect flooring. Door to kitchen/breakfast room.

CONSERVATORY

Double glazed windows and French doors to rear garden. Radiator. Power and light.

STUDY

Double glazed window to front aspect. Radiator. Floor tiling. Recessed spotlighting to ceiling. Hatch to roof void.

UTILITY ROOM

Plumbing for washing machine. Wall mounted gas fired boiler. Fuse box. Floor tiling.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap, and ceramic hob with extractor over. Wall tiling. Built-in electric double oven. Space for dishwasher and fridge/freezer. Radiator. Tile effect flooring. Part opaque double glazed door to:

LEAN-TO

Wooden door to front aspect. Part opaque double glazed door to rear aspect. Two storage areas divided by part opaque double glazed door. Power and light.

FIRST FLOOR

LANDING

Radiator. Hatch to loft. Doors to all bedrooms and family bathroom. Open access to snug.

BEDROOM 1

Double glazed window to front aspect. Radiator. A range of fitted wardrobes with mirrored sliding doors. Door to:



EN-SUITE SHOWER ROOM

Two piece suite comprising: Shower cubicle with wall mounted shower unit and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

BEDROOM 4

Double glazed window to front aspect. Radiator.

SNUG

Double glazed window to front aspect.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Free-standing roll top slipper bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Part panelled walls. Floor tiling. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

Artificial lawn. Block paving. Timber decked seating area. Garden shed/workshop. Summerhouse. Various trees and shrubs. Outside lighting. Enclosed by fencing.

OFF ROAD PARKING

Frontage mainly laid to gravel to provide off road parking for approx. three vehicles. Block paved pathway leading to front entrance door. Various shrubs. Part enclosed by fencing and hedging with double gated access.

Council Tax Band: E.



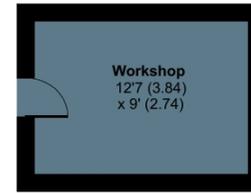
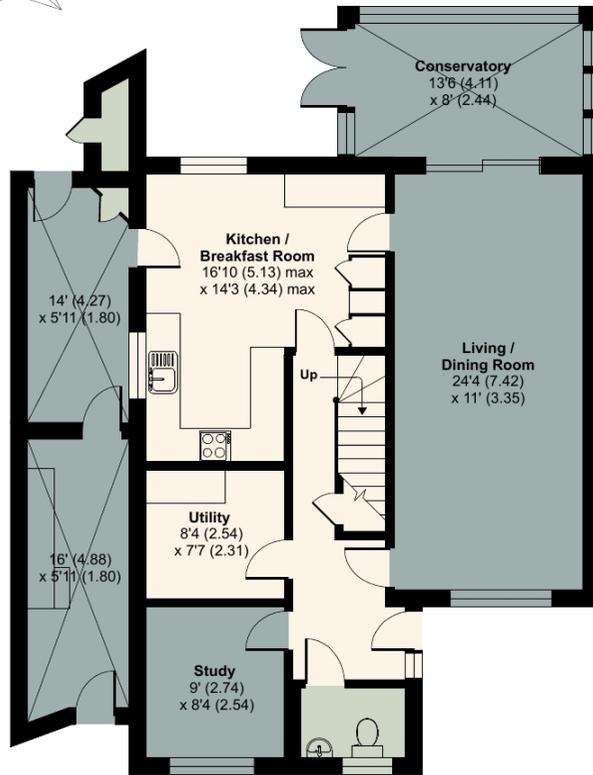
Approximate Area = 1852 sq ft / 172 sq m (excludes store)

Limited Use Area(s) = 7 sq ft / 0.6 sq m

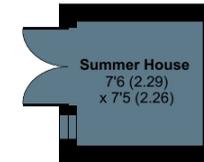
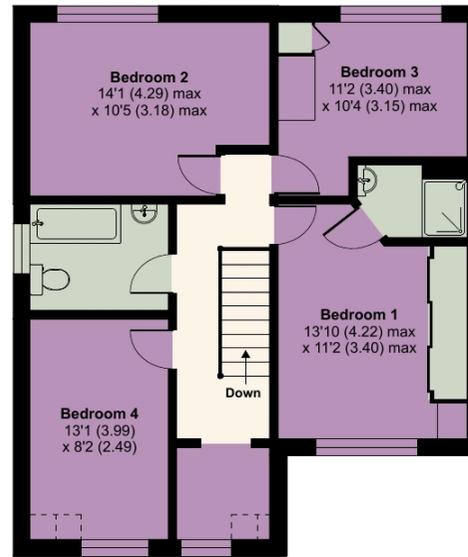
Outbuilding(s) = 172 sq ft / 16 sq m

Total = 2031 sq ft / 188.6 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	82
(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	

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1432815



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Viewing by appointment only

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