



Millwright Way

Flitwick,
Bedfordshire, MK45 1BZ

Offers Over **£350,000**

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With views over allotments to rear, this end terrace home offers beautifully presented accommodation including a 23ft dual aspect living/dining room and attractive refitted kitchen with a range of integrated appliances adding to the sleek appearance. There are three bedrooms to the first floor (including two doubles), plus a stylish refitted family bathroom. The enclosed rear garden is mainly laid to lawn with paved patio areas, and allocated parking is provided adjacent to the property. The town centre amenities, including mainline rail station, are within 0.7 miles on foot. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via entrance door with opaque double glazed fanlight and canopy porch over. Stairs to first floor landing. Wood effect flooring. Door to:

LIVING/DINING ROOM

Dual aspect via double glazed leaded light effect box bay window to front and double glazed window and part double glazed door to rear. Two radiators. Built-in under stairs storage cupboard. Wood effect flooring. Door to:

KITCHEN

Double glazed window to rear aspect. Refitted with a range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in oven, hob and extractor. Integrated washing machine, fridge/freezer and slimline dishwasher. Cupboard housing gas fired boiler. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed leaded light effect window to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed leaded light effect window to front aspect. Radiator. Built-in open storage over stair bulkhead.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Refitted three piece suite comprising: Bath with mixer tap and rainfall style shower head over, WC with concealed cistern and wash hand basin with mixer tap and storage cupboard beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.



OUTSIDE

FRONT GARDEN

Laid to decorative stone chippings. Side pathway leading to entrance door. Gated access to rear garden.

REAR GARDEN

Two patio areas. Garden shed. Outside cold water tap. Enclosed by fencing with gated side access.

OFF ROAD PARKING

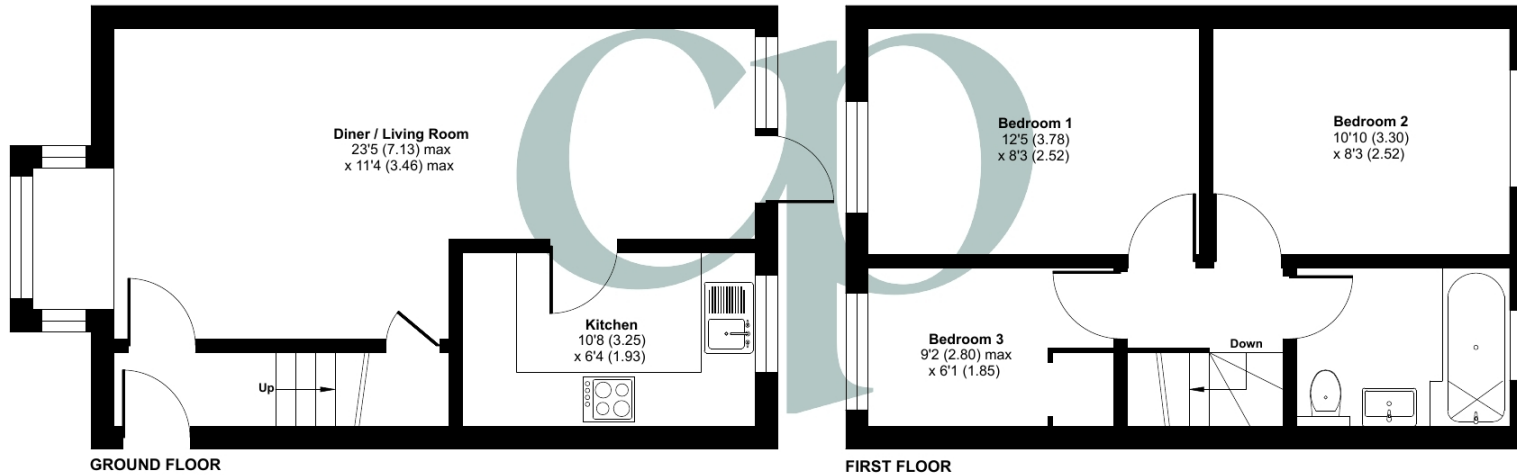
Allocated parking to side of property.

Current Council Tax Band: C.



Approximate Area = 695 sq ft / 64.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		73
(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). © n̄checom 2025. Produced for Country Properties. REF: 1268699

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Viewing by appointment only

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