



Fry Grove

Flitwick,
Bedfordshire, MK45 1GJ
£325,000

country
properties

Offering a perfect blend of contemporary living with practical features, designed to meet the needs of modern lifestyles, this beautifully presented semi-detached home also has the benefit of a versatile garden office/studio (ideal for those working from home, pursuing hobbies, or needing extra storage). The open plan living space incorporates a fitted kitchen with a range of integrated appliances adding to the ergonomic design, whilst a ground floor cloakroom/WC adds further convenience. Upstairs, you will find two well-proportioned bedrooms, complemented by a stylish bathroom. The enclosed rear garden is designed with ease of maintenance in mind, being laid to artificial lawn with patio seating area, and an adjacent driveway provides off road parking. EPC: B.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via front entrance door with opaque double glazed insert and sidelight. Double doors to utility cupboard with work surface area and space and plumbing for washing machine. Wood effect flooring. Open access to kitchen/living room. Door to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Radiator. Wood effect flooring.

OPEN PLAN KITCHEN/LIVING ROOM

Double glazed French doors to rear aspect, with matching sidelights and top openers. A range of base and wall mounted kitchen units with work surface areas incorporating stainless steel sink and drainer with mixer tap, extending to create a peninsula breakfast bar area. Built-in electric oven and gas hob with extractor over. Integrated fridge/freezer and slimline dishwasher. Feature media wall panelling. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Radiator. Hatch to loft. Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator.

BEDROOM 2

Two double glazed windows to front aspect. Radiator.

BATHROOM

Three piece suite comprising: Bath with shower unit over, close coupled WC and pedestal wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Extractor. Wood effect flooring.

OUTSIDE

FRONT GARDEN

Paved pathway leading to front entrance door, with decorative stone chippings to either side.



REAR GARDEN

Immediately to the rear of the property is a paved patio seating area, leading to artificial lawn. Garden shed. Outside power point and cold water tap. Enclosed by timber fencing with gated side access to driveway.

GARDEN OFFICE/STUDIO

Double glazed French doors to rear garden. Fitted base and wall mounted units. Recessed spotlighting to ceiling. Floor tiling.

OFF ROAD PARKING

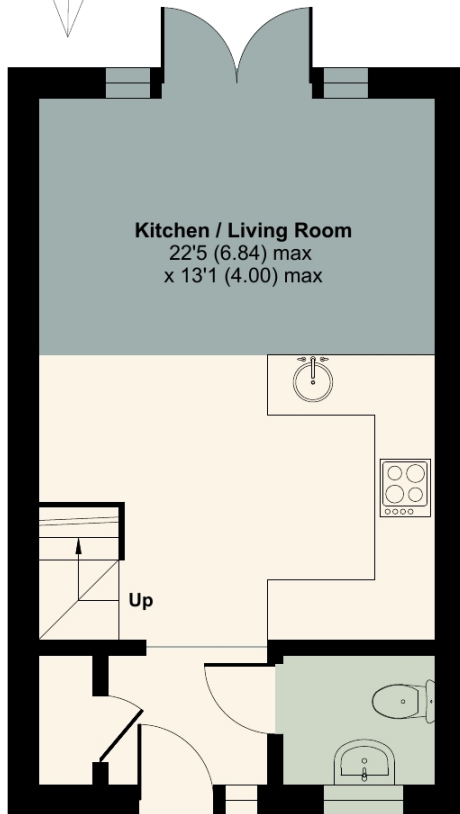
Driveway to side providing off road parking for two vehicles.

Current Council Tax Band: C.

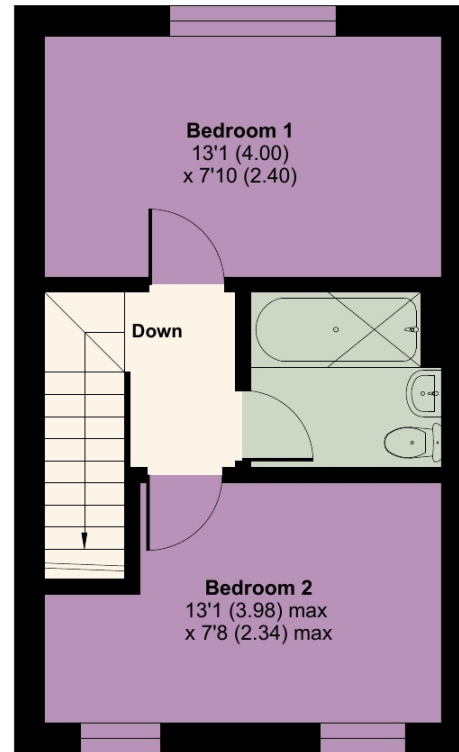
Estate/Management Charge: £141.38 per annum (TBC).

A one-off payment to the Management Company of approx. £730 (TBC) will be required upon completion of purchase, to include a Certificate of Compliance.





GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Approximate Area = 586 sq ft / 54.4 sq m
Outbuilding = 195 sq ft / 18.1 sq m
Total = 781 sq ft / 72.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(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). © nche.com 2026. Produced for Country Properties. REF: 1409631



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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