



Beaumont Road

Flitwick,
Bedfordshire, MK45 1WD
£600,000

country
properties

Set on a generous plot with garden areas extending to either side, this detached family home also features a converted garage which now incorporates a kitchen and shower room. Offering great annexe potential, this versatile space would also make a great home office or gym. The well proportioned main living accommodation includes wonderful entertaining space including a 20ft dual aspect living room with feature fireplace plus 20ft (max) dual aspect kitchen/dining room with French doors accessing the main garden. In addition there is a useful utility and cloakroom/WC. There are four bedrooms to the first floor, three with built-in storage and the principal having the benefit of en-suite facilities, plus a family bathroom with four piece suite. The property is conveniently situated for access to the town centre amenities, just 0.2 miles from the mainline rail station which provides a direct service to St Pancras International. EPC Rating: C.

- 20ft dual aspect living room
- 20ft (max) dual aspect kitchen/dining room
- Useful utility plus cloakroom/WC
- Four bedrooms (principal with en-suite shower room)
- Four piece family bathroom
- Main garden area approx. 71ft in length
- Further side garden area with raised vegetable beds
- Converted garage offering versatile additional accommodation
- Driveway parking
- Handy for town centre amenities



ENTRANCE HALL

Accessed via part opaque double glazed front entrance door. Stairs to first floor landing. Radiator. Part wood flooring. Walk-in storage cupboard. Doors to living room, kitchen/dining room and to:

GROUND FLOOR

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Splashback tiling. Radiator. Wood effect flooring.

LIVING ROOM

Dual aspect via double glazed window to front and two double glazed windows to side. Feature fireplace surround with inset living flame effect gas fire. Two radiators.

KITCHEN/DINING ROOM

Dual aspect via double glazed window to front and walk-in bay with double glazed French doors and windows to side. A range of base and wall mounted units with quartz work surface areas. Built-in electric double oven and five ring gas hob with extractor over. Integrated refrigerator and freezer. Peninsula unit with quartz work surface, housing wine cooler and also providing additional storage. Recessed spotlighting to ceiling. Open access to:

UTILITY AREA

Part double glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Integrated washer/dryer and slimline dishwasher. Radiator. Wood effect flooring. Walk-in storage cupboard.

FIRST FLOOR

LANDING

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

BEDROOM 1

Dual aspect via double glazed window to front and two double glazed windows to side. Built-in triple wardrobe. Radiator. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in double shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

BEDROOM 2

Double glazed window to front aspect. Built-in cupboard over stair bulkhead. Radiator.



BEDROOM 3

Dual aspect via double glazed windows to front and side. Built-in double wardrobe. Radiator.

BEDROOM 4

Double glazed window to side aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Four piece suite comprising: Bath with mixer tap, shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Recessed spotlighting to ceiling. Extractor. Radiator.

OUTSIDE

GARDENS

71' x 34' (21.64m x 10.36m) max. French doors from the kitchen/dining room lead out to a paved patio seating area. Remainder mainly laid to lawn with mature borders housing a variety of trees and shrubs. Cold water tap. Enclosed by fencing and hedging with gated access to front.

Further garden area situated at rear of converted garage: Mainly laid to stone chippings. Raised vegetable beds. Mature trees. Enclosed by fencing.

OFF ROAD PARKING

Driveway to side providing off road parking.



CONVERTED GARAGE

STUDIO ROOM

Accessed via UPVC entrance door. Double glazed window. Wood effect flooring. Two wall mounted electric heaters. Hatch to roof void. Doors to shower room and to:

KITCHEN

Double glazed window. A range of base and wall mounted units with work surface area incorporating sink and drainer. Wall mounted electric heater. Wood effect flooring.

SHOWER ROOM

Opaque double glazed window. Three piece suite comprising: Shower cubicle, close coupled WC and wash hand basin with mixer tap and storage beneath. Splash back tiling. Heated towel rail. Wood effect flooring.

Current Council Tax Band: F

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.
Details of the solicitor/conveyancer acting for you in your purchase.

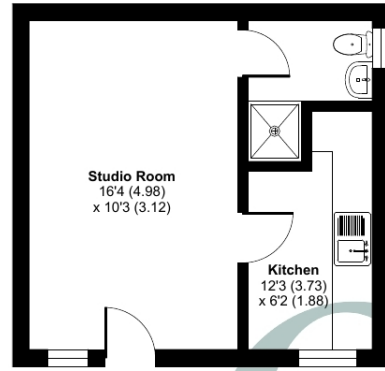
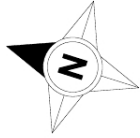
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

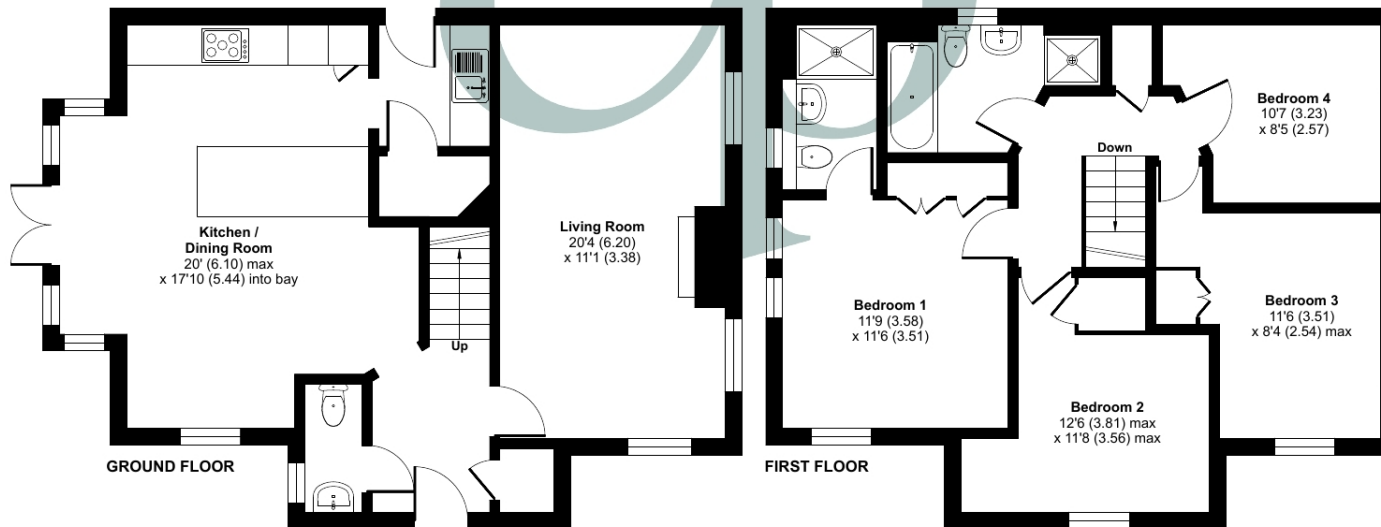




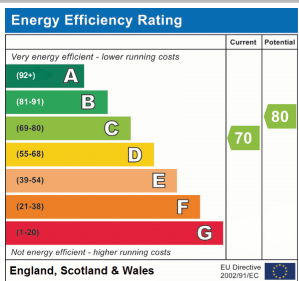
Approximate Area = 1334 sq ft / 123.9 sq m
 Converted Garage = 278 sq ft / 25.8 sq m
 Total = 1612 sq ft / 149.7 sq m
 For identification only - Not to scale



CONVERTED GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1164954



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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

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