



Bluebell Close

Flitwick,
Bedfordshire, MK45 1NR
£450,000

country
properties

Having a generous 1,417 sq.ft approx. of accommodation with potential for first floor extension (subject to Planning/Building Regulations*), this link-detached family home is offered for sale with no upper chain. The original garage has been converted to further enhance the ground floor accommodation, which now boasts four separate receptions including a 28ft living room, dining room, study and garden room, plus fitted kitchen, adjacent utility and cloakroom/WC. There are three bedrooms to the first floor (two having the benefit of fitted wardrobes) plus a family bathroom. The attractive rear garden enjoys a south-westerly aspect, and off road parking is provided via the rear driveway along with the 20ft garage (which could be converted to a home office/studio/gym if preferred*). Pleasantly situated adjacent to an open green area, and set back from the road behind a substantial hedge, the property is well situated for access to the town centre amenities (within 0.3 miles) including a large supermarket and mainline rail station (providing a fast and frequent service to St Pancras International from as little as 41 mins), as well as having direct pedestrian access to the lower and middle schools. EPC Rating: C.

- NO UPPER CHAIN
- 1,417 sq.ft of accommodation (approx.)
- Four separate receptions
- Fitted kitchen plus utility area
- Ground floor cloakroom/WC
- Three bedrooms
- First floor family bathroom
- Rear garden with south-westerly aspect
- 20ft garage & driveway parking to rear
- Convenient for town centre amenities



GROUND FLOOR

ENTRANCE PORCH

Accessed via part opaque double glazed front entrance door. Radiator. Built-in storage cupboard. Part glazed door to entrance hall. Further door to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: WC with concealed cistern and pedestal wash hand basin with mixer tap and tiled splashback.

ENTRANCE HALL

Stairs to first floor landing with built-in storage cupboard beneath. Further storage cupboard. Doors to kitchen, dining room and to:

LIVING ROOM

Walk-in bay with double glazed windows to front and side aspects. Double glazed sliding patio door leading to rear garden. Feature brick fireplace incorporating display area. Two radiators.

DINING ROOM

Double glazed window to side aspect. Radiator. Doors to utility and to:

STUDY

Double glazed window to front aspect. Radiator.

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink with double drainer and mixer tap. Tiled splashbacks. Built-in electric oven and hob with extractor over. Space for dishwasher and fridge/freezer. Tile effect flooring. Open access to:

UTILITY

Double glazed window and opaque double glazed door to garden room. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Tiled splashbacks. Space for washing machine. Wall mounted gas fired boiler. Tile effect flooring.

GARDEN ROOM

Double glazed door and sidelights to rear aspect. Double glazed sliding patio door to side aspect. Power. Tile effect flooring.



FIRST FLOOR

LANDING

Double glazed stained glass effect window to side aspect. Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Fitted wardrobes.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Fitted wardrobes. Wash hand basin with mixer tap and tiled splashback.

BEDROOM 3

Double glazed window to front aspect.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and electric shower unit over, WC with concealed cistern and wash hand basin with mixer tap. Fitted storage. Tiled splashbacks. Radiator.

OUTSIDE

FRONT GARDEN

Laid to lawn. Various shrubs. Pathway leading to front entrance door.



REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a paved patio seating area with paved pathway winding past the lawned garden. Mature shrub borders. Enclosed by fencing and walling with gated access.

GARAGE

Up and over door. Window and part glazed courtesy door to side aspect, leading to rear garden.

OFF ROAD PARKING

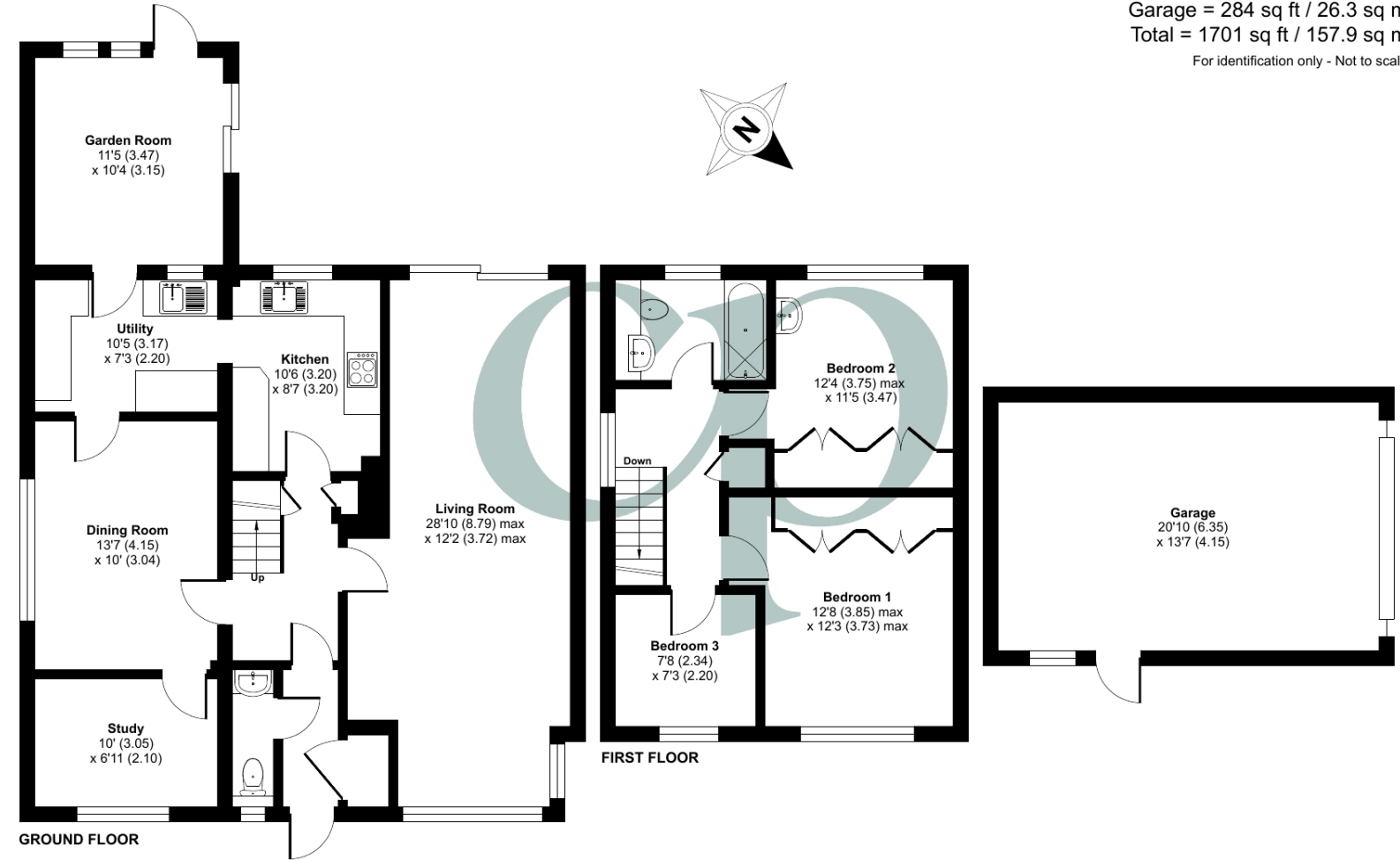
Paved driveway to rear providing off road parking and access to garage.

Current Council Tax Band: F.

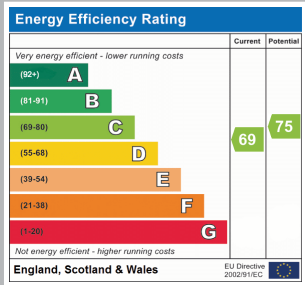




Approximate Area = 1417 sq ft / 131.6 sq m
Garage = 284 sq ft / 26.3 sq m
Total = 1701 sq ft / 157.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Country Properties. REF: 1344463



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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