



# 17, Darwin Croft

Flitwick,  
Bedfordshire, MK45 1GL  
Offers Over £450,000

country  
properties

Set within a popular development on the town outskirts and enjoying far-reaching countryside views to front, this three storey semi detached home offers a beautifully presented, contemporary interior. On entering the property you are greeted by a spacious hallway which leads through to a fitted kitchen/breakfast room with a range of integrated appliances, living/dining room with French doors to rear, and cloakroom/WC. Tiled flooring throughout the ground floor provides a cohesive look and further enhances a feeling of spaciousness. There are three bedrooms on the first floor (two of which are doubles with fitted wardrobes) along with a modern family bathroom, whilst the principal bedroom suite with shower room solely occupies the second floor. Enjoying a south-easterly aspect, the enclosed rear garden is mainly laid to lawn with a patio seating area, and parking is provided via the garage and block paved driveway to side. The town centre amenities, including mainline rail station, are within 1.3 miles. EPC Rating: B.

- Countryside views
- Kitchen/breakfast room with a range of integrated appliances
- Living/dining room with French doors to rear
- Ground floor cloakroom/WC
- Three first floor bedrooms plus family bathroom
- Principal bedroom with en-suite occupying second floor
- Rear garden with south-easterly aspect
- Garage & block paved driveway



## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert and canopy porch over. Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Floor tiling. Recessed spotlighting to ceiling. Doors to living/dining room, cloakroom/WC and to:

### LIVING ROOM

Double glazed French doors to rear aspect with matching sidelights and top openers. Radiator. Floor tiling.

### KITCHEN/BREAKFAST ROOM

Double glazed window to front aspect. Radiator. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in AEG double oven with five ring gas hob and extractor over. Integrated fridge/freezer, dishwasher and washing machine. Wall mounted gas fired boiler. Floor tiling. Recessed spotlighting to ceiling.

### CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail. Extractor fan. Recessed spotlighting to ceiling.

## FIRST FLOOR

### LANDING

Radiator. Recessed spotlighting to ceiling. Built-in storage cupboard. Doors to inner landing, three bedrooms and family bathroom.

### BEDROOM 2

Double glazed window to rear aspect. Radiator. Fitted wardrobe.

### BEDROOM 3

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

### BEDROOM 4

Double glazed window to rear aspect. Radiator.

### FAMILY BATHROOM

Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor fan. Recessed spotlighting to ceiling.

### INNER LANDING

Double glazed window to front aspect. Radiator. Recessed spotlighting to ceiling. Stairs to second floor.



## SECOND FLOOR

### BEDROOM 1

Double glazed window to front aspect. Double glazed skylight. Radiator. Fitted wardrobes. Door to:

### EN-SUITE SHOWER ROOM

Double glazed skylight. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor fan. Recessed spotlighting to ceiling.

### OUTSIDE

#### FRONT GARDEN

Small lawn area. Paved pathway leading to front entrance door.

#### REAR GARDEN

South easterly aspect. Immediately to the rear of the property is a paved patio seating area with pathway extending alongside the lawned garden to the garage courtesy door. Shrub border. Cold water tap. Enclosed by timber fencing with gated side access.

#### GARAGE

Up and over door. Part double glazed courtesy door to side aspect leading to rear garden. Power and light. Eaves storage.



## OFF ROAD PARKING

Block paved driveway to side providing off road parking and access to garage. Gated access to rear garden.

Current Council Tax Band: D.

Estate/Management Charge: 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.

## 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.



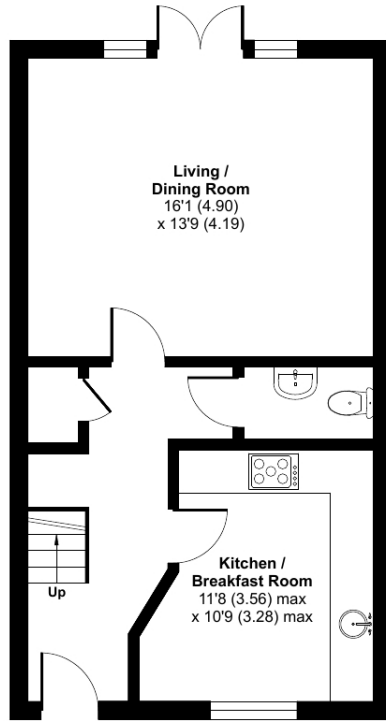




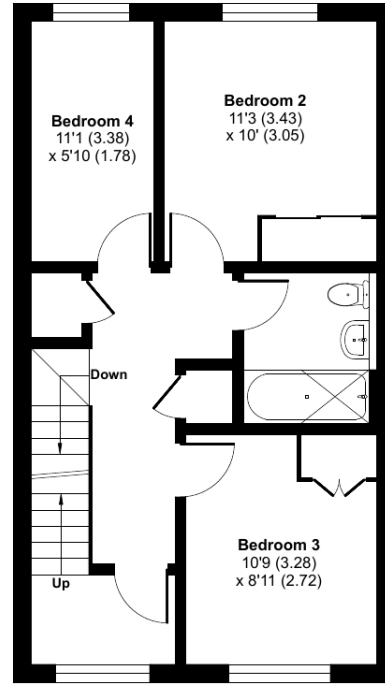
Denotes restricted head height

Approximate Area = 1272 sq ft / 118.1 sq m  
 Limited Use Area(s) = 8 sq ft / 0.7 sq m  
 Garage = 248 sq ft / 23 sq m  
 Total = 1528 sq ft / 141.8 sq m

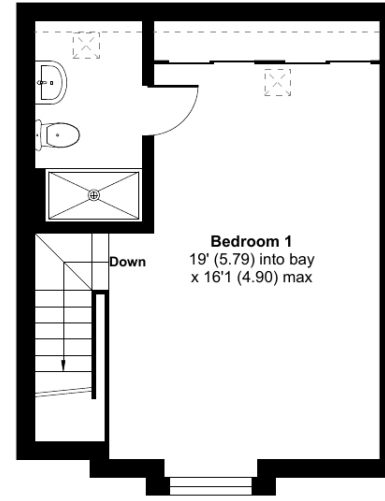
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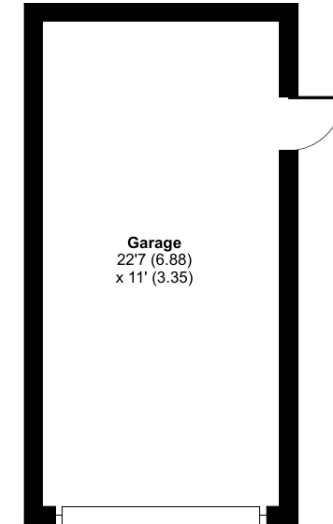
GROUND FLOOR



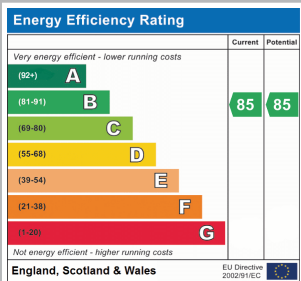
FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1080372



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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