



Dunstable Road

Flitwick,
Bedfordshire, MK45 1HP
£475,000

country
properties

With an emphasis on sustainability, this brand new semi detached home features in-roof solar panels, an air source heat pump and electric vehicle charging point. Tucked away just off the town centre (within just 0.3 miles of the mainline rail station which provides a direct service to St Pancras International) this stunning home features contemporary open plan accommodation to the ground floor with the triple aspect living space combining living, dining and kitchen areas. Bi-fold doors blur the boundary from interior to exterior, perfect for summer entertaining, whilst a range of integrated kitchen appliances offer convenience. In addition there is a useful utility plus cloakroom/WC. There are three double bedrooms to the first floor, the principal with en-suite shower room, plus a family bathroom. The enclosed rear garden is laid to lawn with a large patio seating area, whilst off road parking is provided via the block paved frontage. EPC: B

- Brand new semi detached home
- Contemporary open plan living space
- Stylish kitchen with quartz work surfaces & integrated appliances (as stated)
- Utility room & cloakroom/WC
- Three double bedrooms (principal with en-suite)
- First floor family bathroom
- Zoned underfloor heating to ground floor, radiators to first floor
- Solar panels & air source heat pump
- Block paved driveway (with electric vehicle charging point)
- 10 year Build-Zone Warranty



GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert and canopy porch over. Tiled floor with underfloor heating. Recessed spotlighting to ceiling. Open access to living/dining room. Doors to kitchen area, utility room and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Part tiled walls. Tiled floor with underfloor heating.

LIVING/DINING ROOM

Walk-in bay with double glazed windows to side aspect. Double glazed bi-fold doors to rear aspect. Underfloor heating. Recessed spotlighting to ceiling. Wall mounted thermostat. TV point and Cat 6 Wi-Fi port. Stairs to first floor landing with built-in storage cupboard beneath housing electric consumer unit and distribution unit for TV and local area network connectivity. Open access to:

OPEN PLAN KITCHEN AREA

Double glazed windows to front and side aspects. A range of base and wall mounted units with under lighting and quartz work surface areas with matching upstands, incorporating recessed 1½ bowl stainless steel sink with mixer tap and routed drainer, extending to provide a peninsula breakfast bar. Built-in Neff oven with stainless steel splashback and Neff induction hob with Neff extractor over. Integrated AEG dishwasher and Neff fridge/freezer. Tiled floor with underfloor heating. Recessed spotlighting to ceiling. Door to entrance hall.

UTILITY ROOM

A range of base and wall mounted units with quartz work surface area and matching upstands, incorporating recessed stainless steel sink with mixer tap and routed drainer. Space for washing machine, freezer and tumble dryer. Tiled floor with underfloor heating. Recessed spotlighting to ceiling. Extractor.

FIRST FLOOR

LANDING

Double glazed skylight. Hatch to loft with boarding, drop-down ladder, power, light and radio link smoke alarm. Wall mounted thermostat. Built-in cupboard with light, housing pressurised water tank. Doors to all bedrooms and family bathroom.



BEDROOM 1

Two double glazed windows to rear aspect. Radiator. Recessed spotlighting to ceiling. TV point and Cat 6 Wi-Fi port. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Corner shower cubicle with wall mounted shower unit with fixed showerhead and additional hand-held attachment, close coupled WC and wash hand basin with mixer tap, storage beneath and illuminated mirror over. Part tiled walls. Shaver point. Recessed spotlighting to ceiling. Tiled floor. Extractor.

BEDROOM 2

Double glazed window to front aspect. Radiator. Recessed spotlighting to ceiling. TV point and Cat 6 Wi-Fi port.

BEDROOM 3

Double glazed window to front aspect. Radiator. Recessed spotlighting to ceiling. TV point and Cat 6 Wi-Fi port.

FAMILY BATHROOM

Double glazed skylight. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over with fixed head, additional hand-held attachment and folding shower screen, close coupled WC and wash hand basin with mixer tap, storage beneath and illuminated mirror over.



OUTSIDE

REAR GARDEN

Bi-fold doors from the living/dining room lead out to a patio seating area laid to porcelain slabs. Remainder mainly laid to lawn. Hard standing area/shed base. Shrub border. Outside lighting and power point. Enclosed by fencing and mature hedging. Paved pathway to side with gravelled border leading to gated access to front, with security lighting, additional power point and electric vehicle charging point.

OFF ROAD PARKING

Block paved frontage providing off road parking. Security lighting. Cold water tap. Gated side access to rear garden.

Estate/Amenity Charge: TBC.

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.

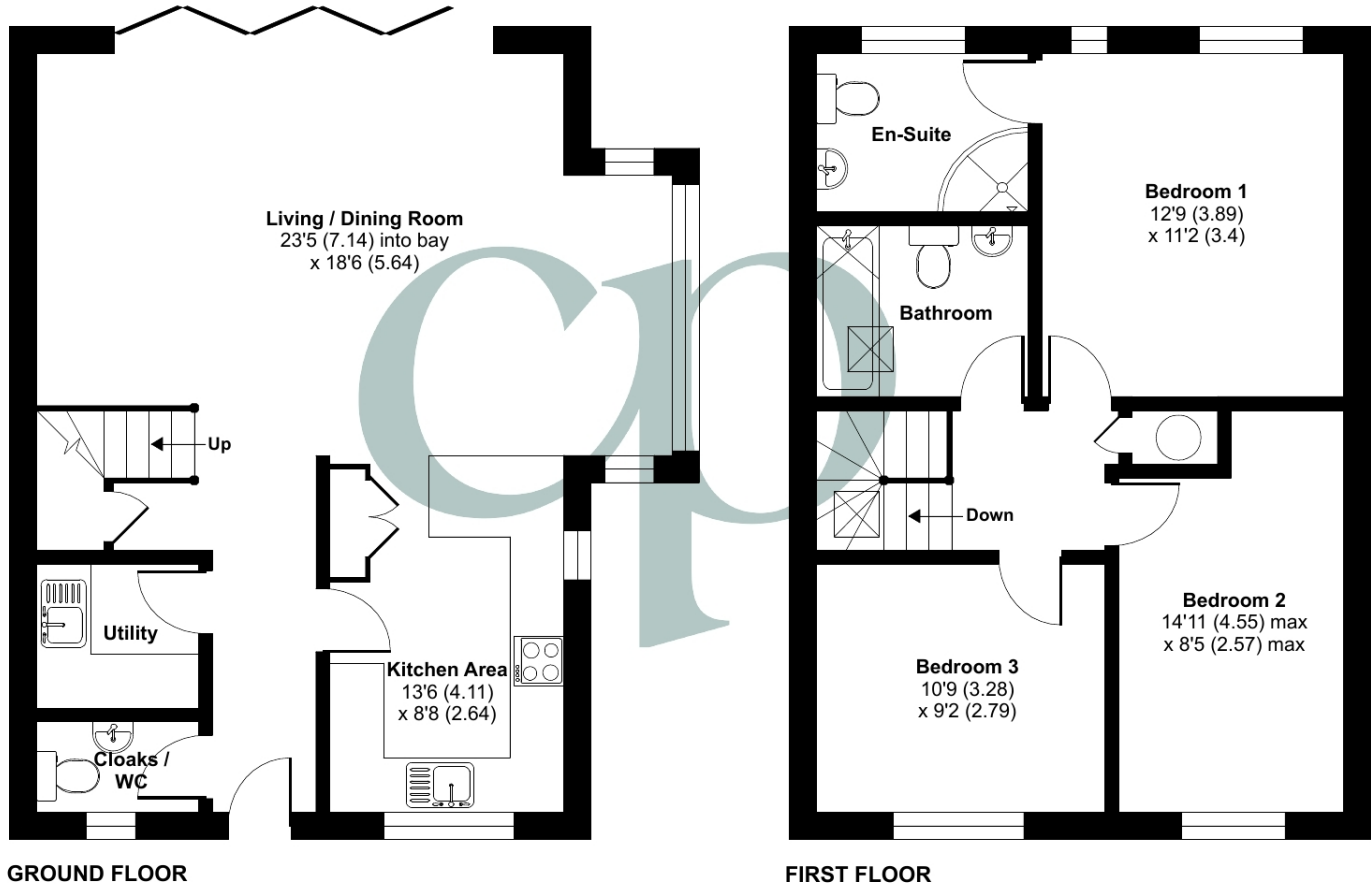
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

A £2,000 deposit will be required to secure the plot.





Approximate Area = 1132 sq ft / 105.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1131241

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	89
(69-80)	C		
(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	

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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