



Thames Close

Flitwick,
Bedfordshire, MK45 1EQ

Offers Over **£475,000**

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properties

Pleasantly situated at the end of a cul-de-sac, this detached family home offers well proportioned accommodation including a 21ft living room with log burning stove, 18ft kitchen/dining room with double doors to conservatory, useful study (ideal for those working from home) and cloakroom/WC. There are three double bedrooms to the first floor, two of which benefit from en-suite facilities, plus a family bathroom with feature free-standing 'pebble' bath. Enclosed by walling and fencing, the mainly lawned rear garden has a variety of mature shrubs/trees, whilst driveway parking is provided to the front of the property, leading to garage. Flitwick's mainline rail station and further town centre amenities are within just 0.6 miles on foot. EPC Rating: C

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert, opaque double glazed sidelight and canopy porch over. Radiator. Wood effect flooring. Stairs to first floor landing with built-in storage cupboard beneath. Additional storage cupboard. Wood effect flooring. Doors to living room, kitchen/dining room, study and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wall mounted wash hand basin with mixer tap and storage beneath. Wood effect flooring. Heated towel rail. Recessed spotlighting to ceiling.

LIVING ROOM

Double glazed window to rear aspect. Recessed log burning stove, set on tiled hearth. Radiator. Glazed door to conservatory.

KITCHEN/DINING ROOM

Double glazed window to front aspect. Opaque double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap, and Neff induction hob with extractor canopy over. Tiled splashbacks. Built-in oven bank with grill, steamer and warming drawer. Integrated refrigerator, freezer and dishwasher. Space for washing machine. Breakfast bar. Wood effect flooring. Recessed spotlighting to ceiling. Part glazed double doors with matching sidelights to:

CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Radiator. Wood effect flooring.

STUDY

Double glazed window to front aspect. Radiator. Tile effect flooring.

FIRST FLOOR

LANDING

Opaque double glazed window to front aspect. Radiator. Hatch to loft. Built-in storage cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator. Fitted wardrobes. Door to:

EN-SUITE SHOWER ROOM (1)

Opaque double glazed window to front aspect. Four piece suite comprising: Walk-in shower, close coupled WC and twin wash hand basins with mixer taps, set on feature stand with drawer storage. Heated towel rail. Wood effect flooring. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Built-in cupboard. Open access to:



EN-SUITE SHOWER ROOM (2)

Two piece suite comprising: Shower cubicle and wash hand basin with mixer tap and storage beneath. Floor tiling.

BEDROOM 3

Double glazed window to front aspect. Radiator. Wood effect flooring.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Free-standing 'pebble' style bath with mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap and storage beneath. Feature wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Floor tiling.

OUTSIDE

FRONT GARDEN

Laid to artificial lawn.

REAR GARDEN

Mainly laid to lawn. Block paved pathway leading to patio seating area at rear. Mature trees/shrubs. Enclosed by brick walling and timber fencing with gated access to either side.

GARAGE

Single garage in adjacent block of two. Pitched roof. Double opening doors. Light.

OFF ROAD PARKING

Driveway providing off road parking and access to garage.

Current Council Tax Band: D.

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.

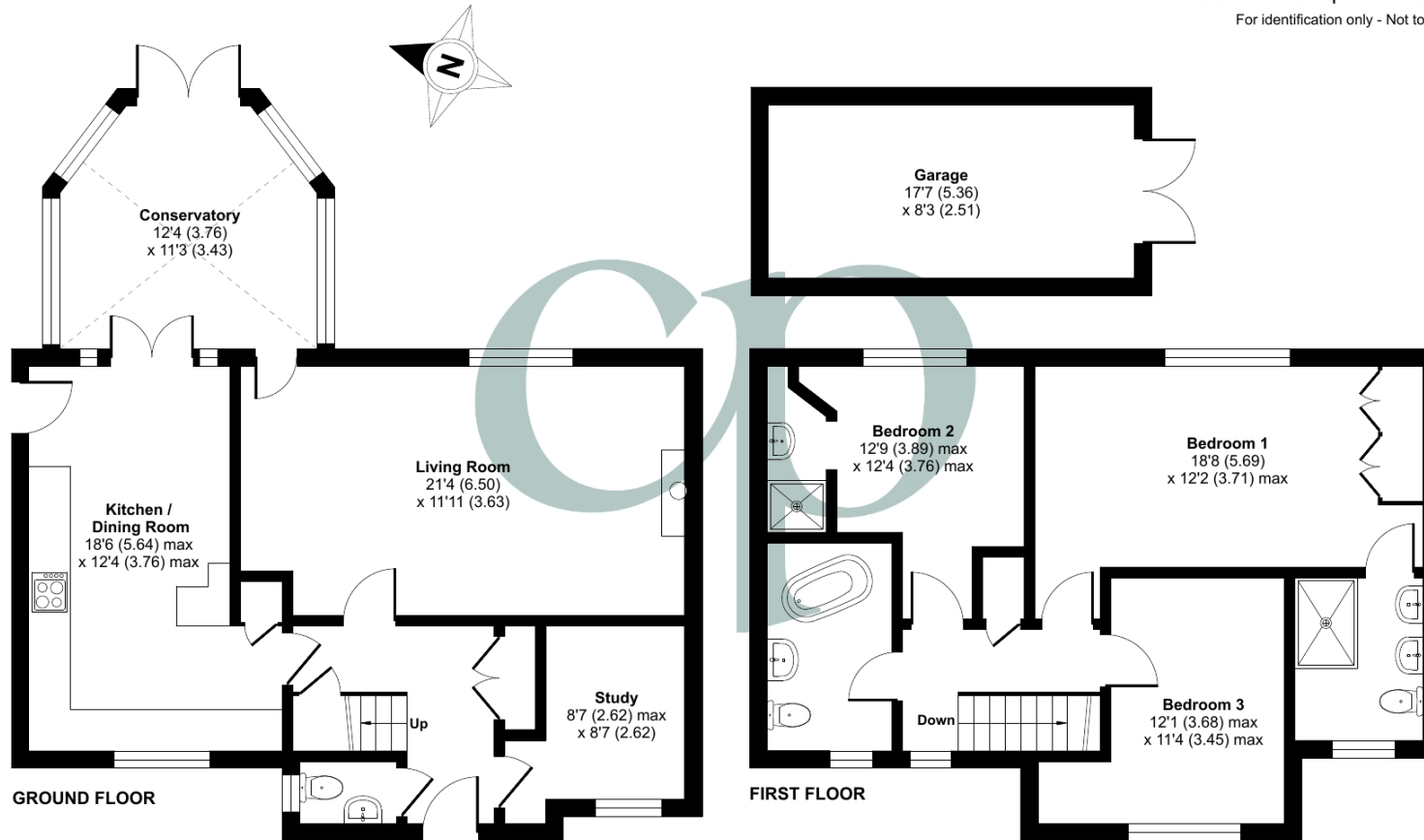


Approximate Area = 1402 sq ft / 130.2 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1549 sq ft / 144 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	73	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1136199

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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