



# The Croft

Flitwick,  
Bedfordshire, MK45 1DL  
**£545,000**

country  
properties

Set within a cul-de-sac, just off the town centre, this chain-free detached family home offers excellent access to local amenities and is just 0.3 miles from the mainline rail station (with fast and frequent service to St Pancras International in as little as 41 mins). Step inside to discover a welcoming 20ft living room, complete with feature fireplace - perfect for relaxing evenings or entertaining guests. The separate dining room provides an additional space for family meals or special occasions, leading through double doors to a conservatory with heat and lighting, creating a versatile additional space for year-round use. The fitted kitchen incorporates a breakfast bar for informal dining, and there is also a ground floor cloakroom/WC. Upstairs, there are four bedrooms, the principal with en-suite shower room, plus a family bathroom. The enclosed rear garden features a patio seating area, lawn and established shrubs, whilst convenient parking is provided via a block paved driveway leading to a garage equipped with electric door. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE LOBBY

Accessed via open porch with part opaque double glazed leaded light effect entrance door. Floor tiling. Multi pane glazed panelled door to living room. Door to:

### CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with storage cupboard beneath. Wall and floor tiling. Radiator.

### LIVING ROOM

Double glazed bow window to front aspect. Feature fireplace with inset living flame effect gas fire. Radiator. Wood effect flooring. Multi pane glazed panelled door to:

### DINING ROOM

Stairs to first floor landing. Radiator. Wood effect flooring. Door to kitchen/breakfast room. Double glazed French doors to:

### CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Floor tiling. Power and light. Wall mounted electric heater.

### KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with under lighting and work surface areas incorporating sink and drainer with mixer tap, and gas hob with extractor over. Built-in electric double oven. Space for fridge/freezer, dishwasher and washing machine. Wall and floor tiling. Breakfast bar. Part opaque double glazed door to side aspect.

### FIRST FLOOR

### LANDING

Hatch to loft. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed windows to front and side aspects. A range of fitted wardrobes and overhead storage cabinets. Radiator. Recessed spotighting to ceiling. Door to:

### EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Extractor. Recessed spotighting to ceiling.



## BEDROOM 2

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Recessed spot lighting to ceiling. Extractor.

## BEDROOM 3

Double glazed window to front aspect. Radiator. Wood effect flooring. Built-in storage cupboard. Fitted wardrobe, dressing table and storage cabinets.

## BEDROOM 4

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

## FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spot lighting to ceiling.

## OUTSIDE

### FRONT GARDEN

Laid to decorative slate chippings. Block paved pathway leading to entrance door. Outside light.

### REAR GARDEN

Immediately to the rear of the property is a paved patio seating area with circular inset. Remainder mainly laid to lawn with shrub borders. Garden shed. Outside water tap. Enclosed by fencing and hedging with gated side access.

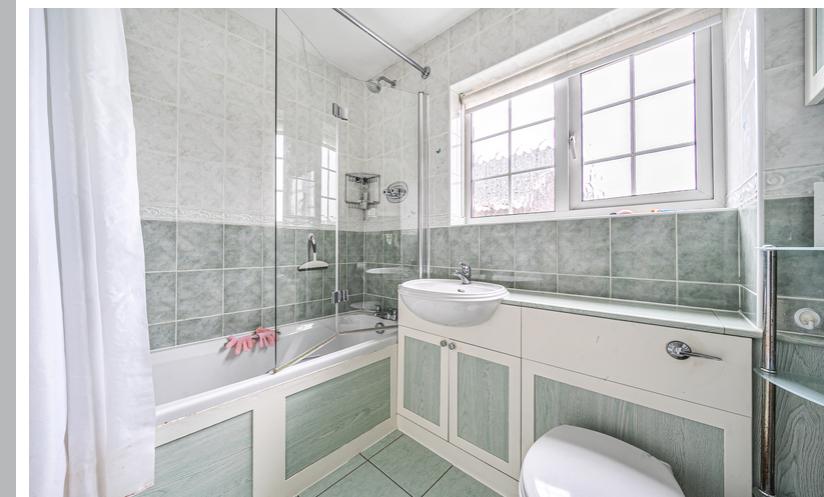
## GARAGE

Brick-built garage with pitched, tiled roof. Electric roller door with remote control. Double glazed window to rear aspect. Part opaque double glazed courtesy door to side aspect, leading to garden. Power and light. Eaves storage.

## OFF ROAD PARKING

Block paved driveway providing off road parking and access to garage.

Council Tax Band: E.

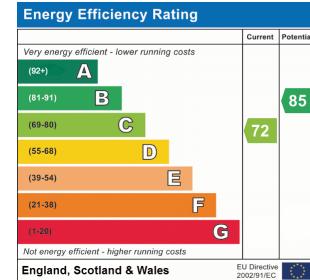
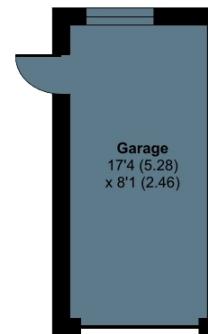
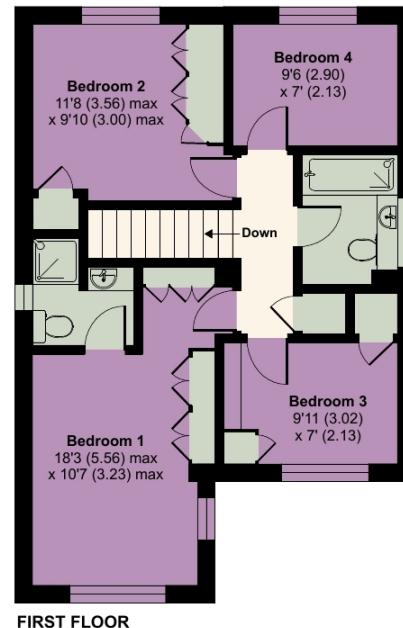
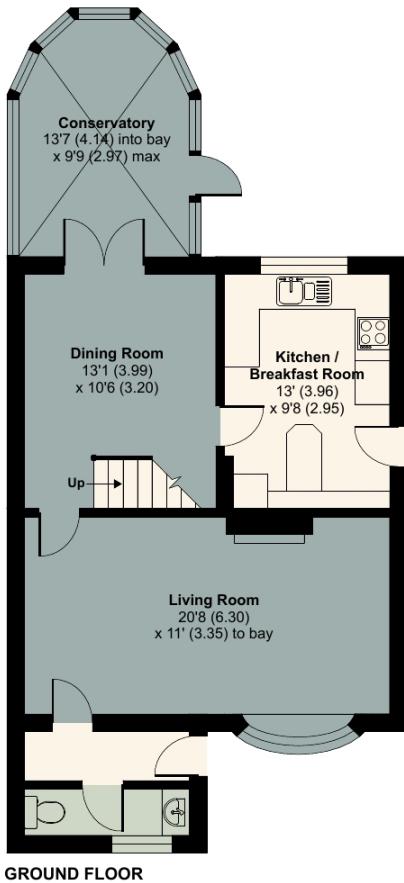


Approximate Area = 1336 sq ft / 124.1 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 1477 sq ft / 137.2 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). ©nchecom 2026. Produced for Country Properties. REF: 1404662

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Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY  
T: 01525 721000 | E: [flitwick@country-properties.co.uk](mailto:flitwick@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

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