



James Place

Flitwick,
Bedfordshire, MK45 1GW
£630,000

country
properties

This modern three storey detached family home is conveniently situated for access to the town centre amenities and mainline rail station (0.2 miles). Beautifully presented throughout, the property is entered through a spacious central hallway with the ground floor accommodation radiating off to include a 17ft dual aspect living room with air conditioning unit and French doors to rear, separate dual aspect dining room, 23ft triple aspect kitchen/breakfast room with a range of integrated appliances (as stated), French doors to rear plus adjacent utility, and guest cloakroom/WC. The 18ft principal bedroom suite is located on the first floor and also features an air conditioning unit, dressing room and shower room. There are two further bedrooms on this floor (one currently being used as a study with fitted office furniture, great for those working from home) plus a family bathroom, whilst two generous double bedrooms with additional en-suite occupy the second floor. There is an enclosed garden to the rear and parking is provided via the adjacent driveway and garage with electric door. EPC Rating: B



- Dual aspect living room with French doors to rear
- Separate dual aspect dining room
- 23ft fitted kitchen/breakfast room with a range of integrated appliances
- Useful utility plus cloakroom/WC
- 18ft principal bedroom with dressing room & en-suite
- Four further double bedrooms (plus additional en-suite)
- First floor family bathroom
- Garage & driveway parking

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect inserts and canopy porch over. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Karndean wood effect flooring. Wall mounted fuse box. Doors to living room, dining room, kitchen/breakfast room and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Radiator. Extractor. Wood effect flooring.

LIVING ROOM

Dual aspect via double glazed window to side and double glazed French doors to rear with matching sidelights. Radiator. Wall mounted air conditioning unit.

DINING ROOM

Dual aspect via double glazed windows to side and rear. Radiator.

KITCHEN/BREAKFAST ROOM

Triple aspect via double glazed windows to front and side and double glazed French doors to rear. A range of base and wall mounted units with plinth lighting and work surface areas incorporating 1½ bowl sink with mixer tap and separate instant boiling water tap. Built-in electric double oven and five ring gas hob with extractor over. Integrated wine cooler, dishwasher and fridge/freezer. Recessed spotlighting to ceiling. Karndean tile effect flooring. Door to:

UTILITY ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas. Wall tiling. Space and plumbing for washing machine. Cupboard housing gas fired boiler. Extractor. Recessed spotlighting to ceiling. Tile effect flooring.

FIRST FLOOR

LANDING

Built-in airing cupboard housing water tank. Doors to three bedrooms and family bathroom.

BEDROOM 1

Dual aspect via double glazed window to front and two double glazed windows to side. Two radiators. Wall mounted air conditioning unit. Door to en-suite shower room. Open access to:

DRESSING ROOM

Automatic light with sensor. Open hanging space and shelving. Drawer units.



EN-SUITE SHOWER ROOM (1)

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling. Tile effect flooring.

BEDROOM 4

Double glazed window to front aspect. Radiator.

BEDROOM 5

Double glazed window to rear aspect. A range of fitted office furniture including desk areas, drawer units and storage cabinets. Radiator.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor. Karndean tile effect flooring.

SECOND FLOOR

LANDING

Double glazed skylight. Hatch to loft. Doors to two bedrooms.

BEDROOM 2

Double glazed windows to front and side aspects. Double glazed skylight. Two radiators. Door to:



EN-SUITE SHOWER ROOM (2)

Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor. Tile effect flooring.

BEDROOM 3

Double glazed window to front aspect. Double glazed skylight. Radiator.

OUTSIDE

FRONT GARDEN

Central pathway leading to front entrance door with small lawn areas at either side. Outside light.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area with paved extending alongside the lawned garden to the garage courtesy door and further rear patio. Mature shrub border. Outside lighting, power point and cold water tap. Enclosed by fencing with gated side access.

GARAGE

Brick-built garage with pitched, tiled roof. Electric metal up and over door with remote control. Power and light. Eaves storage. Part double glazed courtesy door to side aspect leading to garden.

OFF ROAD PARKING

Block paved driveway providing off road parking for two vehicles.

Current Council Tax Band: F.
Estate/Management Charge: £200 per annum (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.



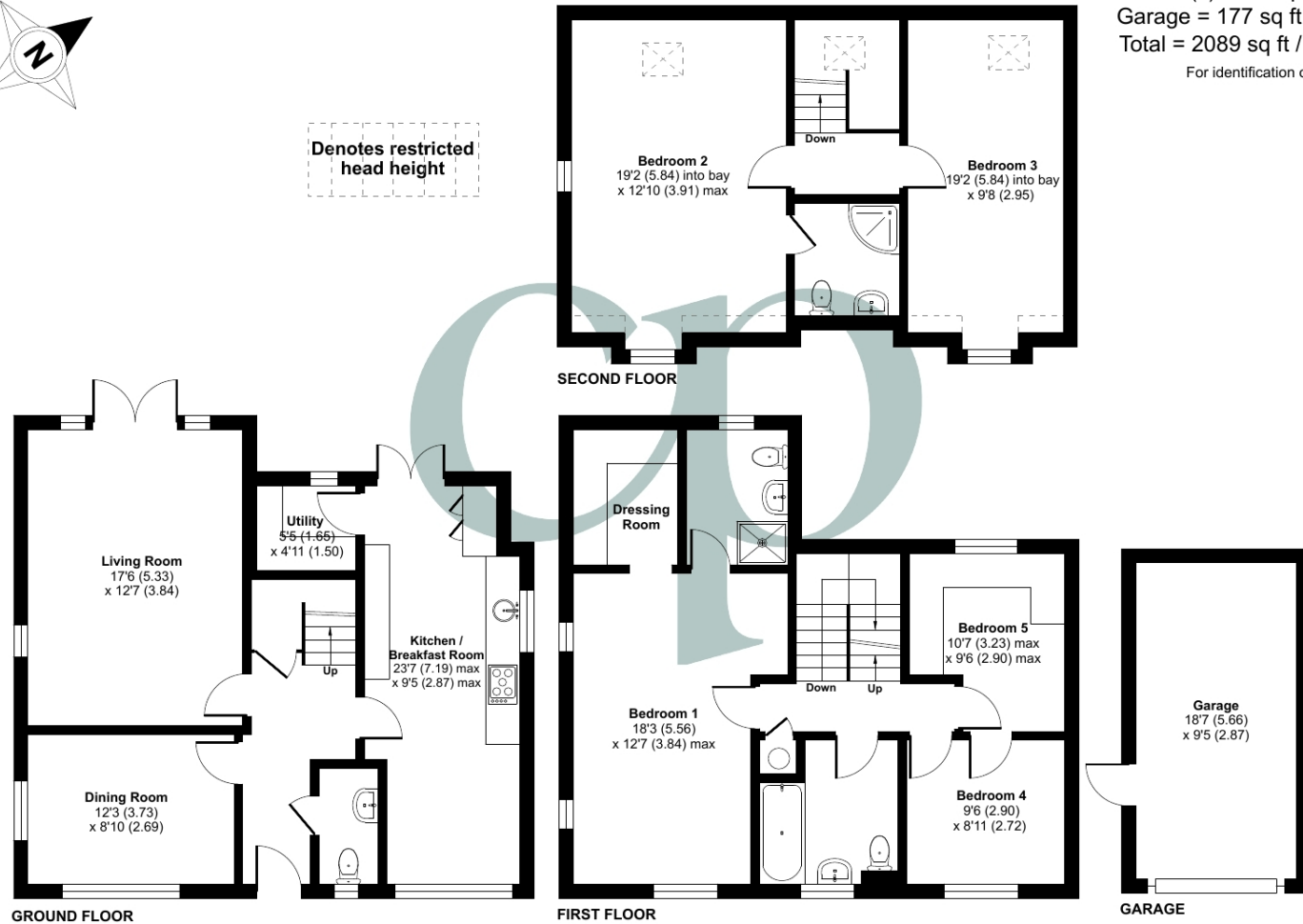




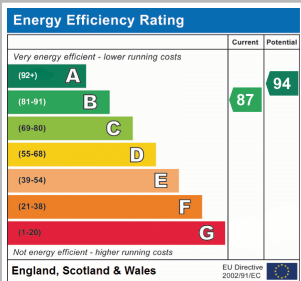
Denotes restricted head height

Approximate Area = 1897 sq ft / 176.2 sq m
Limited Use Area(s) = 15 sq ft / 1.3 sq m
Garage = 177 sq ft / 16.4 sq m
Total = 2089 sq ft / 193.9 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). © nitchecom 2024. Produced for Country Properties. REF: 1203776



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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