



# Gardeners Close

Flitwick,  
Bedfordshire, MK45 5BU  
£390,000

country  
properties



Set within a cul-de-sac on the town outskirts, nearing Flitwick Moor and Folly Wood, this detached home offers well presented accommodation including a dual aspect living room, separate dining with French doors to conservatory and fitted kitchen. There are three bedrooms to the first floor, two with fitted storage, plus a wet room. The enclosed gardens wrap around the side and rear of the property, and parking is provided via the adjacent garage and driveway. The town centre amenities, including rail station with a direct service to St Pancras International, are within 0.8 miles. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect fanlight and canopy porch over. Stairs to first floor landing. Radiator. Doors to dining room and to:

### LIVING ROOM

Dual aspect via box bay double glazed window to front and double glazed window to side. Radiator.

### DINING ROOM

Double glazed French doors to conservatory. Radiator. Door to:

### KITCHEN

Double glazed window to side aspect/conservatory. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Space for cooker with extractor over. Space and plumbing for washing machine. Cupboard housing gas fired boiler. Radiator. Tile effect flooring. Part opaque double glazed door to rear aspect.

### CONSERVATORY

Of part brick construction with double glazed windows with leaded light effect toplights, and double glazed French doors to garden. Floor tiling. Power and light.

## FIRST FLOOR

### LANDING

Double glazed window to rear aspect. Hatch to loft. Doors to all bedrooms and wet room.



## BEDROOM 1

Double glazed window to front aspect. Radiator. Built-in over stairs storage cupboard. Wood effect flooring.

## BEDROOM 2

Double glazed window to side aspect. Radiator. Built-in over stairs storage cupboard.

## BEDROOM 3

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

## WET ROOM

Opaque double glazed window to rear aspect. Shower area with wall mounted shower unit. Close coupled WC. Wash hand basin. Wall tiling. Heated towel rail. Built-in cupboard.

## OUTSIDE

### FRONT GARDEN

Pathway leading to front entrance door. Shrub border. Outside light. Gated access to rear garden.

### SIDE/REAR GARDEN

The gardens are set to both the side and rear of the property. Paved patio seating area. Lawn areas with shrub borders. Gated side access.

## GARAGE

Brick-built garage with pitched, tiled roof. Metal up and over door. Courtesy door to side aspect.

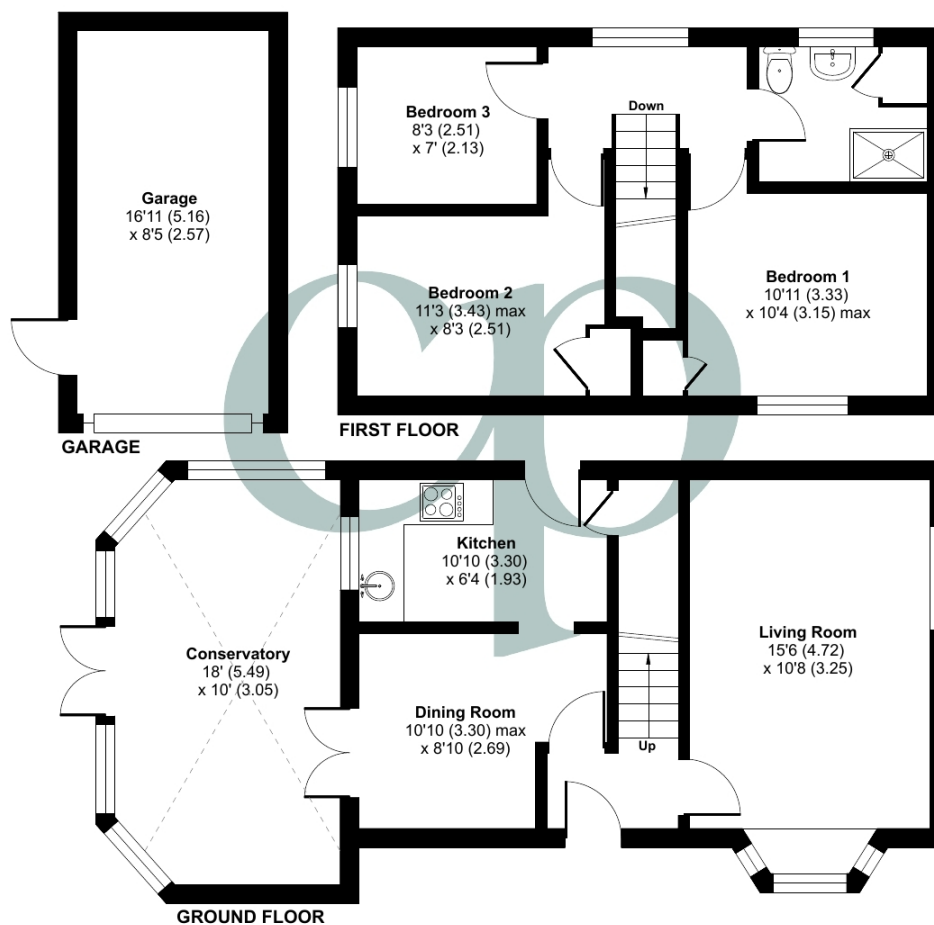
## OFF ROAD PARKING

Hard standing driveway providing off road parking and access to garage.

Current Council Tax Band: D.







Approximate Area = 980 sq ft / 91 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1125 sq ft / 104.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	68
(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: 1174514

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

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)

country  
properties