



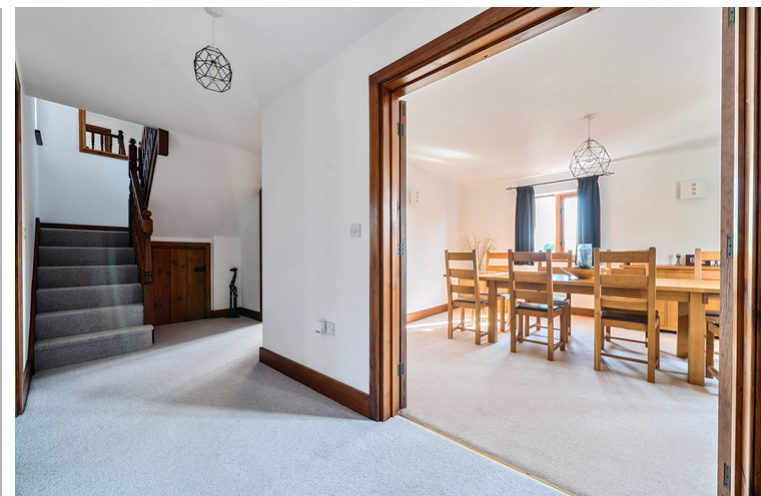
Moorland Close

Flitton,
Bedfordshire, MK45 5DQ
£750,000

country
properties

With delightful views across fields, this attractive barn style home is set on a small development within a desirable village. The property features a generous 2,571 sq.ft of accommodation (approx. inc double garage), with the ground floor offering a dual aspect living room and separate family room, both having direct access to the landscaped rear garden via French doors. In addition, there is a separate dining room, fitted kitchen/breakfast room, useful utility and study. The versatile principal bedroom suite is currently configured as spacious 18ft sitting/dressing room with doors leading to bedroom 1, en-suite shower room and walk-in wardrobe. There are three further bedrooms (bedroom 2 also featuring an en-suite shower room and walk-in wardrobe) plus a family bathroom. With south-easterly aspect, the enclosed garden is designed for ease of maintenance with paved areas and artificial lawn. Parking is provided via the attached double garage with twin electric doors. Commuters are well served via the mainline rail station at nearby Flitwick (1.9 miles) providing a direct service to St Pancras International, whilst J12 of the M1 is 4.1 miles. EPC Rating: C.

- Three generous receptions, plus study
- Fitted kitchen/breakfast room
- Utility room & cloakroom/WC
- Principal bedroom suite with spacious sitting/dressing room, bedroom 1, shower room & walk-in wardrobe
- Three further bedrooms (bedroom 2 with further en-suite & walk-in wardrobe)
- First floor family bathroom
- Double garage with twin electric doors
- Landscaped rear garden with south-easterly aspect



GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed inserts. Radiator. Door to:

ENTRANCE HALL

Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Glazed double doors to both living room and dining room. Further doors to study, 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. Floor tiling.

STUDY

Double glazed window to rear aspect. Radiator.

LIVING ROOM

Dual aspect via feature full-height double glazed picture window to front and double glazed French doors to rear. Two radiators.

DINING ROOM

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

KITCHEN/BREAKFAST ROOM

Two double glazed windows to side aspect. A range of base and wall mounted units with 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in double oven and five ring gas hob with extractor hood over. Integrated dishwasher and fridge/freezer. Recessed spotlighting to ceiling. Floor tiling. Open access to family room. Door to:

UTILITY ROOM

Part glazed door to side aspect, leading to garden. Wall and base mounted units with work surface area incorporating sink and drainer with mixer tap. Tiled splashbacks. Gas fired boiler (newly fitted February 2025). Space and plumbing for washing machine and space for tumble dryer. Radiator. Floor tiling.

FAMILY ROOM

Double glazed French doors to side aspect with double glazed sidelights and top openers, leading to rear garden. Vertical radiator.



FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft. Built-in airing cupboard. Doors to principal bedroom suite, three further bedrooms and family bathroom.

PRINCIPAL BEDROOM SUITE:

SITTING/DRESSING ROOM

Double glazed window to side aspect. Radiator. Doors to walk-in wardrobe with radiator and hanging rails, en-suite shower room and to:

BEDROOM 1

Two double glazed skylights. Radiator.

EN-SUITE SHOWER ROOM (1)

Double glazed skylight. Three piece suite comprising: Shower cubicle, close coupled WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Radiator. Recessed spotlighting to ceiling. Wood effect flooring.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Doors to walk-in wardrobe, and to:



EN-SUITE SHOWER ROOM (2)

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle, low level WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Radiator. Wood effect flooring.

BEDROOM 3

Double glazed window to side aspect. Radiator.

BEDROOM 4

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Double glazed skylight. Three piece suite comprising: Bath with mixer tap/shower attachment, low level WC and pedestal wash hand basin with mixer tap. Wall tiling. Radiator. Recessed spotlighting to ceiling. Wood effect flooring.

OUTSIDE

FRONT GARDEN

Areas laid to artificial lawn and gravel, with dividing low level brick wall.

LANDSCAPED REAR GARDEN

South-easterly aspect. Paved patio seating area. Further circular and semi-circular paved areas set within artificial grass. Timber garden shed. Enclosed by timber fencing.

DOUBLE GARAGE

Twin electric up and over doors. Part glazed courtesy door to rear garden. Eaves storage. Power and light.

Current Council Tax Band: G.

Residents' Management Charge: 2023/24 £410.00.





Denotes restricted head height

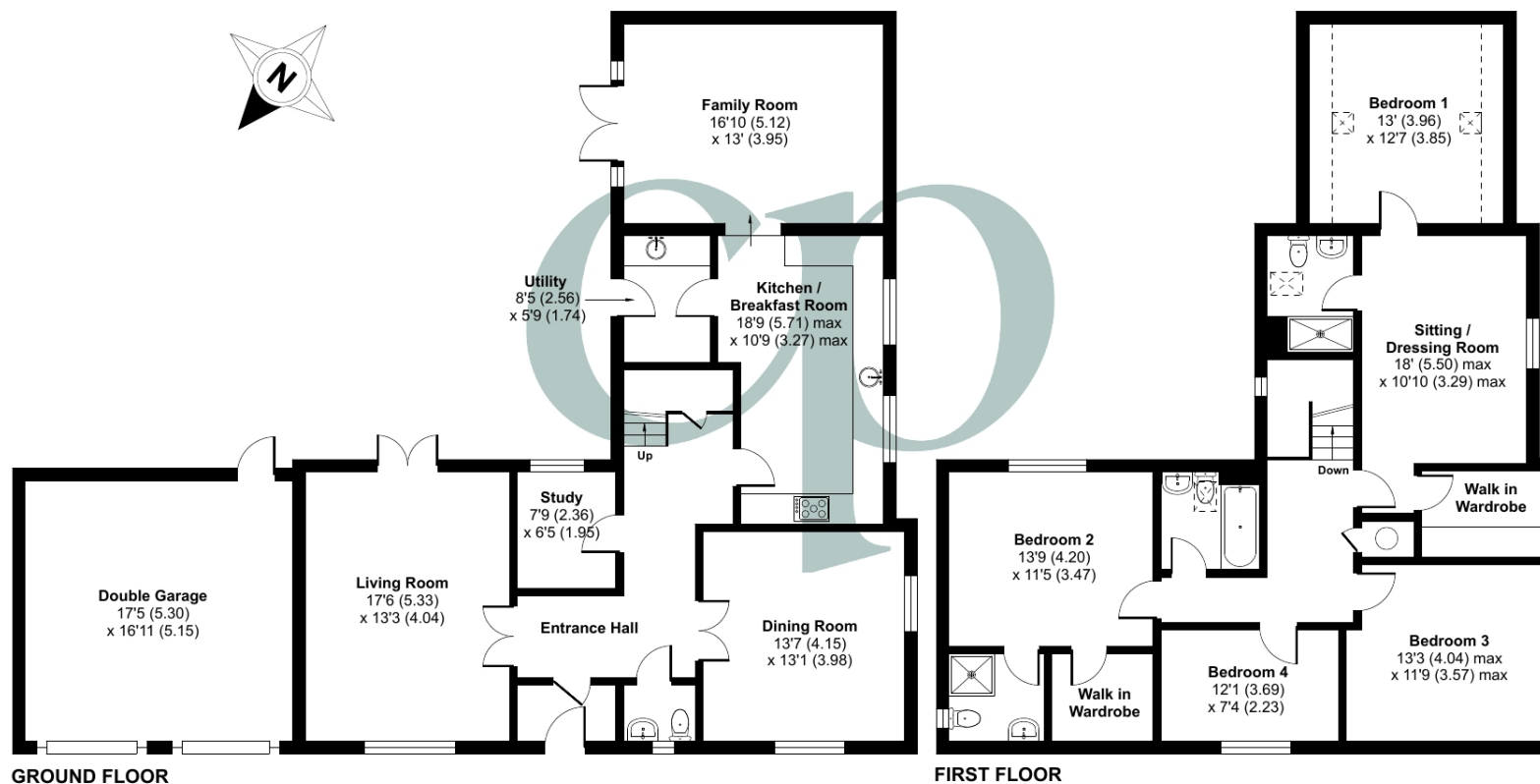
Approximate Area = 2239 sq ft / 208 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

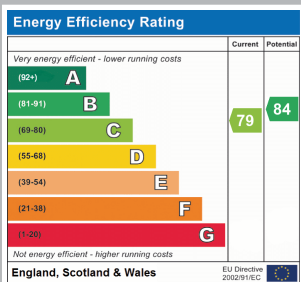
Garage = 294 sq ft / 27.3 sq m

Total = 2571 sq ft / 238.8 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 2025. Produced for Country Properties. REF: 1284867



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

www.country-properties.co.uk

country
properties