



Orchard Way

Flitwick,
Bedfordshire, MK45 1LF
£425,000

country
properties

Featuring no upper chain, a detached garage and resin bound driveway providing ample off road parking, this detached family home is set within a popular location. The well-proportioned accommodation includes a spacious 20ft living room with double doors to a large conservatory, separate dining room, attractive fitted kitchen and guest cloakroom/WC. There are four bedrooms to the first floor (all with fitted storage) plus a modern family bathroom. The property is pleasantly situated towards the town outskirts, yet within just 0.6 miles of the amenities within the centre (including mainline rail station providing a fast and frequent service to St Pancras International within as little as 41 minutes). EPC Rating: D.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via side entrance door with opaque double glazed inserts and opaque double glazed sidelight. Recessed spotlighting to ceiling. Opaque double glazed sliding door with matching sidelight to:

ENTRANCE HALL

Stair to first floor landing. Radiator. Recessed spotlighting to ceiling. Doors to kitchen, living room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath.

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Space for dishwasher, washing machine, fridge/freezer and cooker (with extractor over). Cupboard housing gas fired boiler. Wood effect flooring. Door to:

DINING ROOM

Double glazed window to front aspect. Radiator. Built-in under stairs storage cupboard. Door to:

LIVING ROOM

Double glazed window and French doors to conservatory. Double glazed window to side aspect. Feature fireplace housing gas coal effect fire. Two radiators.

CONSERVATORY

Of timber construction with windows and sliding doors to side and rear aspects. Radiator. Power.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Built-in wardrobe. Radiator.



BEDROOM 2

Double glazed window to rear aspect. Built-in wardrobe. Radiator.

BEDROOM 3

Double glazed window to front aspect. Built-in airing cupboard. Radiator.

BEDROOM 4

Double glazed window to rear aspect. Built-in wardrobe. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Part tiled walls. Heated towel rail. Wood effect flooring.

OUTSIDE

REAR GARDEN

Lawn area. Resin bound patio. Courtesy door to garage. Enclosed by timber fencing with gated side access.

GARAGE

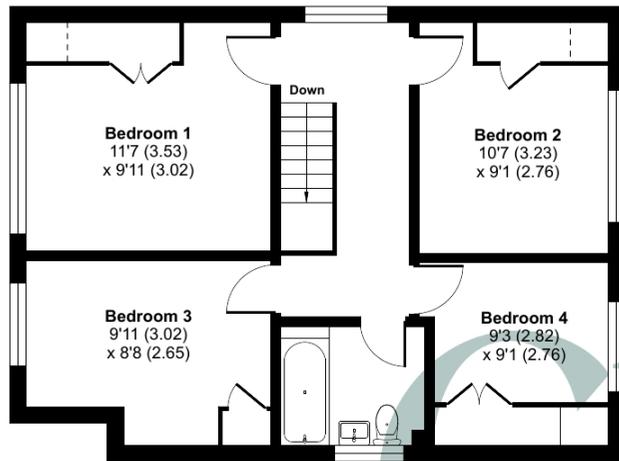
Roller door. Courtesy door to rear garden. Power and light.

OFF ROAD PARKING

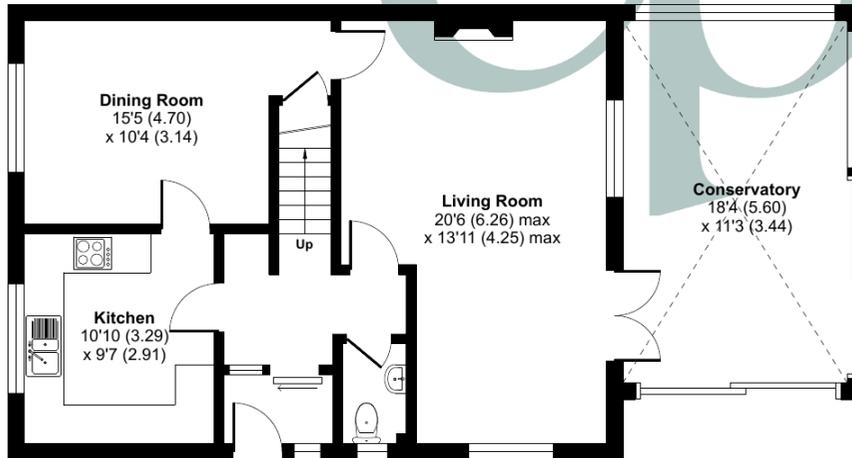
Resin bound driveway to front providing parking for several vehicles and access to garage.

Current Council Tax Band: E.



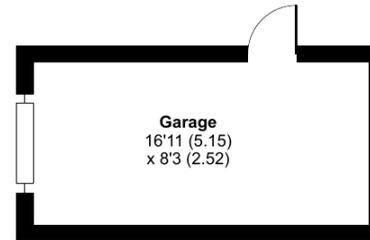


FIRST FLOOR



GROUND FLOOR

Approximate Area = 1453 sq ft / 134.9 sq m
 Limited Use Area(s) = 13 sq ft / 1.2 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1606 sq ft / 149.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1272869

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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