



**Newton View**  
 Flitwick,  
 Bedfordshire, MK45 1GH  
 Offers in Region of **£325,000**

country  
 properties

Situated in a popular modern development on the outskirts of town, this semi-detached home offers an ideal blend of comfortable living space and contemporary style. Step inside the spacious entrance hall which leads into an inviting living room featuring elegant French doors that open onto the rear garden. The fitted kitchen boasts a range of integrated appliances (as stated), whilst the ground floor cloakroom/WC adds convenience. Upstairs, you will find two double bedrooms and a bathroom. One of the standout features of this home is the delightful rear garden, which benefits from a south-easterly aspect. The low-maintenance artificial lawn creates a vibrant green outdoor space, with paved and decked patio areas providing plenty of space for outside relaxing or dining.

The property also has the benefit of parking for two vehicles. EPC: B.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert. Wood effect flooring. Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Doors to kitchen, living room and to:

### CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Radiator. Extractor. Floor tiling.

### 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, and gas hob with extractor canopy over. Built-in oven. Integrated fridge/freezer and slimline dishwasher. Space for washing machine. Recessed spotlighting to ceiling. Floor tiling.

### LIVING ROOM

Double glazed French doors to rear aspect, with matching sidelights and top openers. Two radiators. Wood effect flooring.

## FIRST FLOOR

### LANDING

Hatch to loft. Wood effect flooring. Doors to both bedrooms and bathroom.

### BEDROOM 1

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

### BEDROOM 2

Two double glazed windows to front aspect. Built-in storage cupboard. Radiator. Wood effect flooring.

### BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Heated towel rail. Recessed spotlighting to ceiling. Extractor. Floor tiling.

## OUTSIDE

### FRONT GARDEN

Laid to decorative slate chippings. Paved pathway leading to front entrance door. Part enclosed by metal railings.



## REAR GARDEN

South-easterly aspect. Immediately to the rear of the property is a paved patio area leading to artificial lawn, with raised decked seating area beyond. Enclosed by timber fencing with gated side access.

## OFF ROAD PARKING

Off road parking for two vehicles to front of property, laid to block paving.

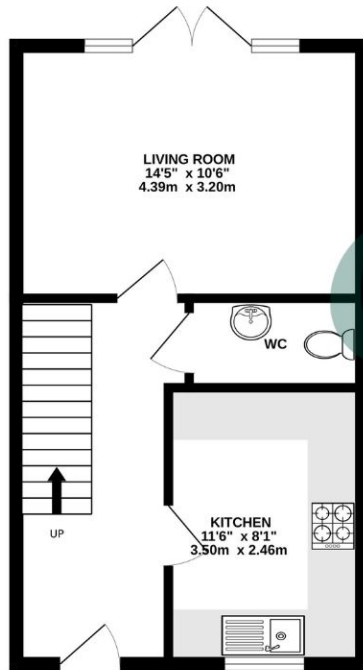
Council Tax Band: C.

Estate/Management Charge: £200 approx. per annum (TBC).

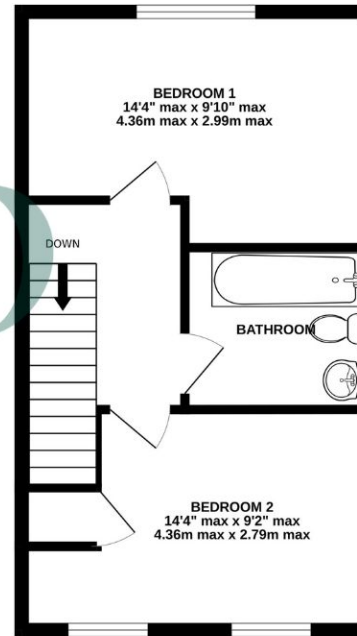
A one-off payment to the Management Company of approx. £730 (TBC) will be required upon completion of purchase, to include a Certificate of Compliance.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.

| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92+)                                       | A |         | 96                      |
| (81-91)                                     | B |         |                         |
| (69-80)                                     | C | 83      |                         |
| (55-68)                                     | D |         |                         |
| (39-54)                                     | E |         |                         |
| (21-38)                                     | F |         |                         |
| (1-20)                                      | G |         |                         |
| Not energy efficient - higher running costs |   |         |                         |
| England, Scotland & Wales                   |   |         | EU Directive 2002/91/EC |

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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