



Glebe Avenue

Flitwick,
Bedfordshire, MK45 1HS
£525,000

country
properties

Convenient for the town centre amenities, this link-detached family home offers scope to improve plus well proportioned accommodation including four bedrooms and four reception areas. Entering into a spacious hallway, the versatile ground floor layout features a generous living room with open access to study, in turn leading through bi-fold doors to the dining room. The fitted kitchen benefits from an open plan breakfast area and there is a cloakroom/WC. Three of the four bedrooms are doubles, and the first floor also offers a bathroom with four piece suite plus a separate shower room. There is an enclosed garden to the rear and off road parking is provided with the attached garage and driveway to front. Flitwick Lower School and Millenium Park are just 0.2 miles, and the mainline rail station within 0.4 miles. EPC Rating: D.

- Living room with feature fireplace & walk-in bay
- Dining room plus study
- Fitted kitchen with breakfast area
- Ground floor cloakroom/WC
- Four bedrooms (three doubles)
- First floor bathroom plus separate shower room
- Enclosed rear garden
- Attached garage & driveway parking



GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with glazed fanlight, opaque glazed sidelight and canopy porch over. Stairs to first floor landing with built-in storage cupboard beneath. Parquet style wood flooring. Radiator. Part panelled walls. Part glazed door to kitchen/breakfast room. Further door to:

LIVING ROOM

Walk-in bay with double glazed windows to front and side aspect. Two opaque glazed windows to other side aspect. Feature fireplace housing living flame effect gas fire. Radiator. Parquet style wood flooring. Open access to:

STUDY

Double glazed window to side aspect. Radiator. Parquet style wood flooring. Part opaque glazed bi-fold doors to:

DINING ROOM

Double glazed window to rear aspect. Radiator. Parquet style wood flooring. Part glazed door to:

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with under lighting and work surface areas incorporating 1½ bowl sink with mixer tap, and four ring electric hob. Built-in electric double oven. Space for refrigerator, washing machine and dishwasher. Radiator. Door to:

REAR LOBBY

Opaque double glazed door to rear aspect. Doors to garage and to:

CLOAKROOM/WC

Opaque double glazed window to rear aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap. Wall tiling. Radiator.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect (on stairway). Hatch to loft. Wood effect flooring. Doors to all bedrooms, bathroom and shower room.

BEDROOM 1

Double glazed window to front aspect. Radiator.



BEDROOM 2

Double glazed window to side aspect.
Radiator. Wood effect flooring. Fitted double wardrobe. Wash hand basin with storage beneath.

BEDROOM 3

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

BEDROOM 4

Double glazed window to front aspect.
Radiator.

BATHROOM

Opaque double glazed window to rear aspect. Four piece suite comprising: Corner bath with mixer tap/shower attachment, close coupled WC, bidet and pedestal wash hand basin. Wall tiling. Heated towel rail. Wood effect flooring.

SHOWER ROOM

Opaque double glazed window to side aspect.

OUTSIDE

REAR GARDEN

Lawn area. Various trees and shrubs. Outside light and cold water tap. Pond. Garden shed. Enclosed by fencing with gated access to front.



FRONT GARDEN/OFF ROAD PARKING

Hard standing driveway providing off road parking and access to garage. Gravelled area. Various shrubs. Gated side access to rear garden.

GARAGE

Wooden up and over door with opaque glazed inserts. Power and light. Courtesy door to rear lobby.

Current Council Tax Band: F.

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.



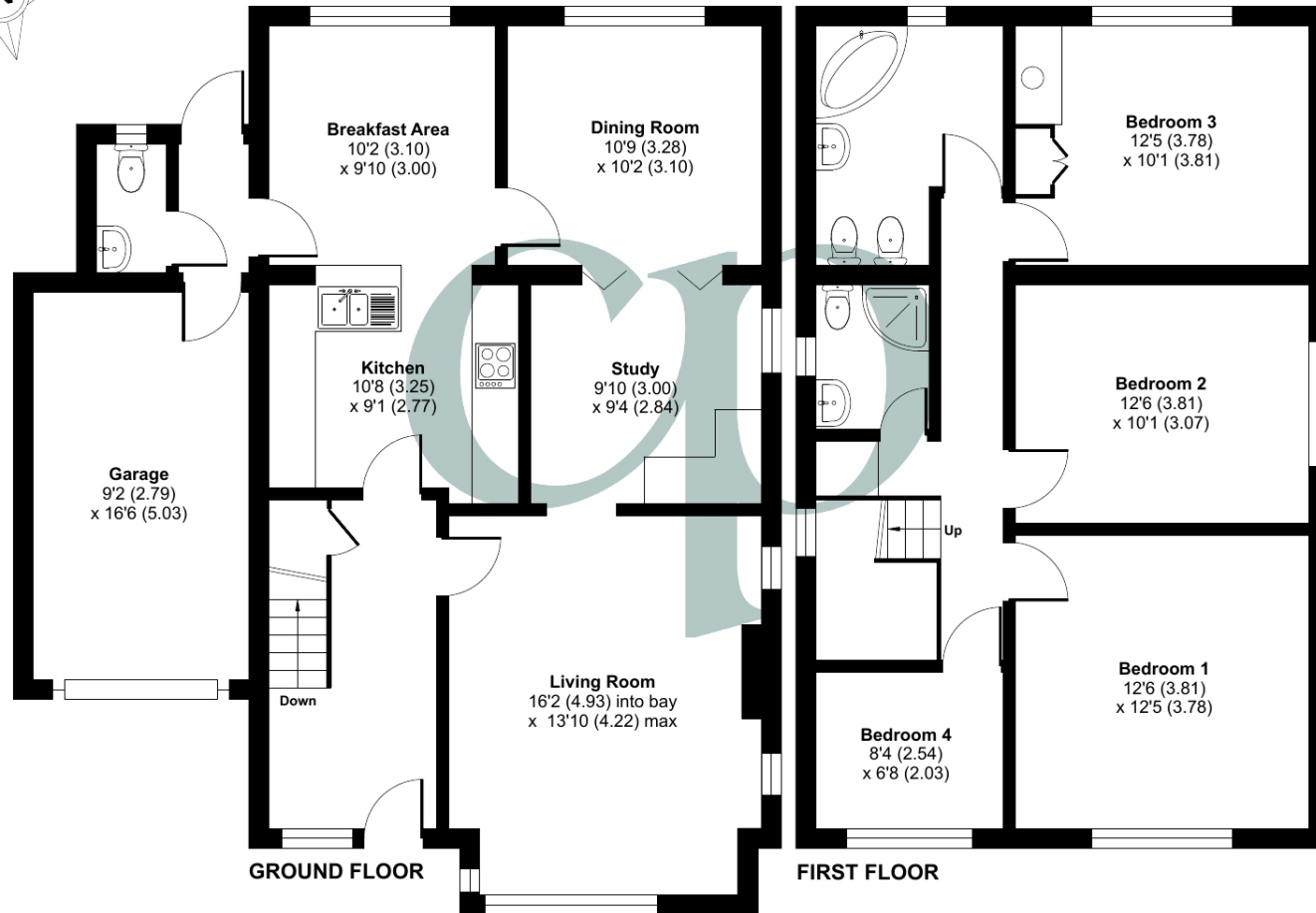


Approximate Area = 1507 sq ft / 140 sq m

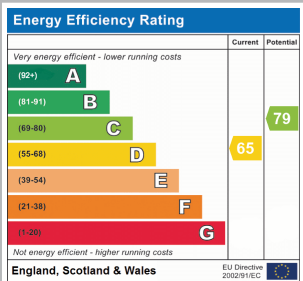
Garage = 151 sq ft / 14 sq m

Total = 1658 sq ft / 154 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1151943



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