



# Wellington Close

Flitwick,  
Bedfordshire, MK45 1GS  
£525,000

country  
properties

Set on a modern development on the town outskirts, yet within just 1 mile of the mainline rail station (approx. 40 mins to St Pancras International), this beautifully presented detached family home offers spacious accommodation including a 17'2" (max) bay fronted living room with French doors to 25'3" kitchen/dining room, separate study and laundry room/WC. On the first floor there are four double bedrooms (the principal with en-suite facilities) and a stylish family bathroom. The property further benefits from an enclosed garden to the rear plus adjacent garage and driveway parking. EPC

Rating: B.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via part opaque glazed composite front entrance door. Radiator. Tiled floor. Stairs to first floor landing with storage cupboard beneath. Doors to study, laundry room/WC, kitchen/dining room and to:

### LIVING ROOM

Dual aspect via walk-in bay with double glazed windows to front and double glazed window to side. Radiator. Glazed double doors to kitchen/dining room.

### STUDY

Double glazed window to front aspect. Radiator.

### LAUNDRY ROOM/WC

A range of base units with work surface area. Larder style unit. Integrated washing machine. Two piece suite comprising: WC with concealed cistern and wash hand basin. Extractor. Tiled floor.

## KITCHEN/DINING ROOM

Double glazed window and French doors with matching side panels to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl stainless steel sink and drainer with mixer tap. Built-in double oven and five ring gas hob with glass splashback and extractor over. Integrated dishwasher. Space for American style fridge/freezer. Cupboard housing gas fired boiler. Two radiators. Tiled floor. Recessed spotlighting to ceiling.

## FIRST FLOOR

### LANDING

Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Walk-in bay with double glazed windows to front aspect. Built-in double wardrobe. Radiator. Door to:

### EN-SUITE SHOWER ROOM

Three piece suite comprising: Walk-in shower, WC with concealed cistern and wash hand basin with mixer tap. Wall and floor tiling. Shaver point. Heated towel rail. Extractor. Recessed spotlighting to ceiling.



## BEDROOM 2

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

## BEDROOM 3

Double glazed window to front aspect. Radiator.

## BEDROOM 4

Double glazed window to rear aspect. Radiator.

## FAMILY BATHROOM

Three piece suite comprising: Bath with mixer tap and shower over, WC with concealed cistern and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor. Shaver point. Recessed spotlighting to ceiling.

## OUTSIDE

### FRONT GARDEN

Pathway leading to front entrance door. Outside light. Shrub border. Enclosed by metal railings.

### REAR GARDEN

Paved patio area. Mainly laid to lawn. Various plants and shrubs. Outside light and cold water tap. Enclosed by walling and fencing with side access.

## GARAGE

Up and over door. Courtesy door to side aspect. Power and light.

## OFF ROAD PARKING

Driveway providing off road parking for approx. two vehicles and access to garage.

Current Council Tax Band: E.

Estate/Management Charge: £72.11 half-yearly. 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.

## 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.

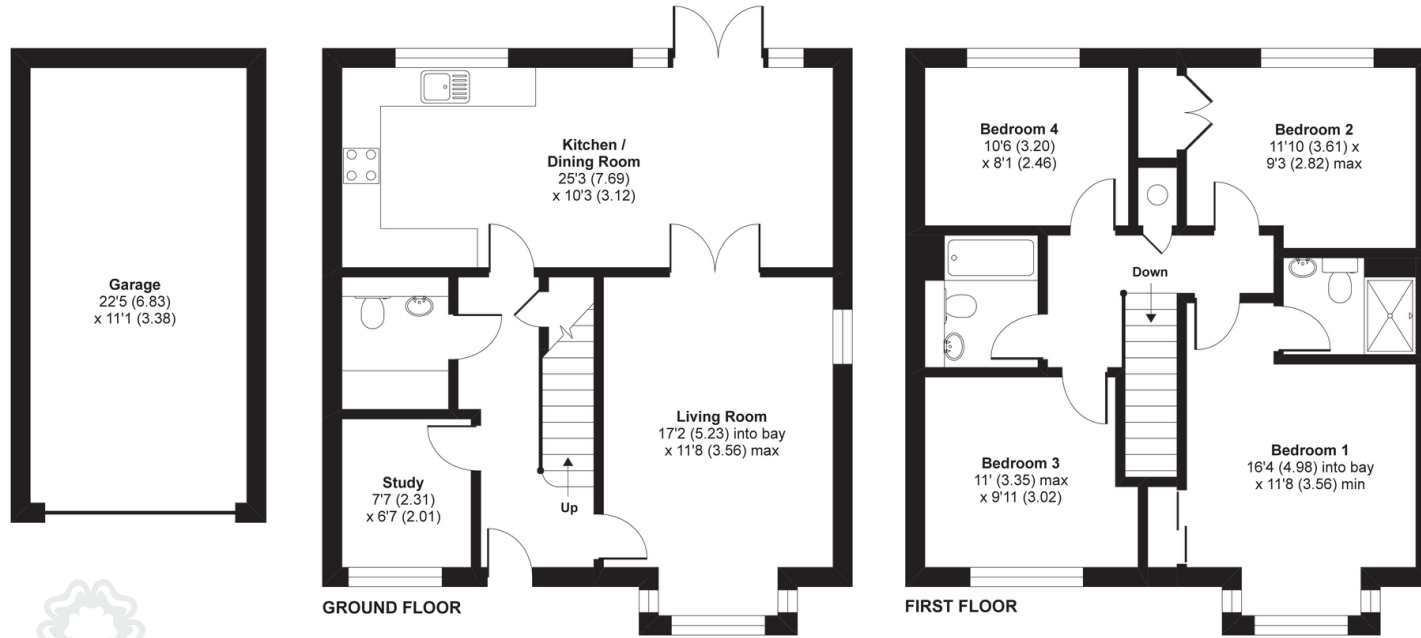
Details of the solicitor/conveyancer acting for you in your purchase.

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.



APPROX. GROSS INTERNAL FLOOR AREA 1589 SQ FT 147.6 SQ METRES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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

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

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