



# Beaumont Mews

Flitwick,  
Bedfordshire, MK45 1FP  
£375,000

country  
properties

This four storey semi detached home offers a generous 1606 sq.ft of accommodation (approx. inc. store). The main living space is set on the first floor including a spacious living room featuring a large picture windows to maximise the light, plus a fitted kitchen/dining room with a range of integrated appliances (as stated). A study is located on the ground floor, ideal for those requiring a dedicated home work space, along with a utility and cloakroom/WC. The four bedrooms are split between the two upper floors and all have the benefit of built-in storage, the principal with en-suite shower room, along with a second floor bathroom and third floor shower room. The enclosed rear garden is mainly laid to lawn with a patio seating area, whilst parking is provided via the integral carport which leads to a storage area with up and over door. The mainline rail station and further town centre amenities are within just 0.5 miles. EPC Rating: C.

- Four storey accommodation of approx. 1606 sq.ft.
- Study, utility & cloakroom/WC to ground floor
- Living room with picture windows
- Fitted kitchen/dining room with appliances (as stated)
- Four bedrooms (principal with en-suite, all with built-in storage)
- Second floor family bathroom plus top floor shower room
- Carport leading to useful store with up & over door
- Enclosed rear garden
- Solar panels heating hot water
- 0.5 miles from town centre amenities including mainline rail station



## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect inserts, opaque double glazed sidelight, outside light and canopy porch over. Stairs to first floor landing with storage cupboard beneath. Doors to utility room and to:

### CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Floor tiling. Radiator. Extractor.

### UTILITY ROOM

Part double glazed door to rear aspect. Base units with work surface area incorporating sink with mixer tap. Tiled splashbacks. Space for washing machine and tumble dryer. Wall mounted gas fired boiler. Extractor. Floor tiling. Radiator. Door to:

### STUDY

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

## FIRST FLOOR

### FIRST FLOOR LANDING

Stairs to second floor landing. Radiator. Wood effect flooring. Built-in cupboard. Doors to kitchen/dining room and to:

## LIVING ROOM

Double glazed picture window to front aspect. Two radiators. Wood effect flooring.

## KITCHEN/DINING ROOM

Two double glazed windows to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Tiled splashbacks. Built-in double oven and five ring gas hob with extractor over. Integrated dishwasher and fridge/freezer. Radiator. Recessed spotlighting to ceiling. Floor tiling.

## SECOND FLOOR

### SECOND FLOOR LANDING

Stairs to third floor landing. Built-in cupboard housing water tank. Doors to two bedrooms and family bathroom.

### BEDROOM 1

Double glazed window and French doors to front aspect with Juliette style balcony. Built-in wardrobes. Wood effect flooring. Radiator. Door to:

### EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle, close coupled WC and wash hand basin with mixer tap and storage cupboard beneath. Tiled splashbacks. Heated towel rail. Extractor. Recessed spotlighting to ceiling. Floor tiling.



## BEDROOM 2

Triple glazed window to rear aspect. Radiator. Built-in wardrobe. Wood effect flooring.

## FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Wall light with shaver point. Heated towel rail. Extractor. Recessed spotlighting to ceiling.

## THIRD FLOOR

### THIRD FLOOR LANDING

Wood effect flooring. Doors to two bedrooms and shower room.

## BEDROOM 3

Triple glazed window to rear aspect. Radiator. Wood effect flooring. Built-in storage cupboards. Radiator.

## BEDROOM 4

Two double glazed skylights. Radiator. Wood effect flooring. Eaves storage.

## SHOWER ROOM

Three piece suite comprising: Shower cubicle, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor.



## OUTSIDE

### REAR GARDEN

A paved patio area leads to the mainly lawned garden. Various shrubs. Outside light and cold water tap. Garden shed. Enclosed by fencing and walling with gated access to front.

### CARPORT/STORE & OFF ROAD PARKING

A block paved covered carport provides off road parking and leads to a useful store with metal up and over door, power, light and door to study.

Current Council Tax Band: D.

Estate/Management Charge: £45 per month.

## 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.



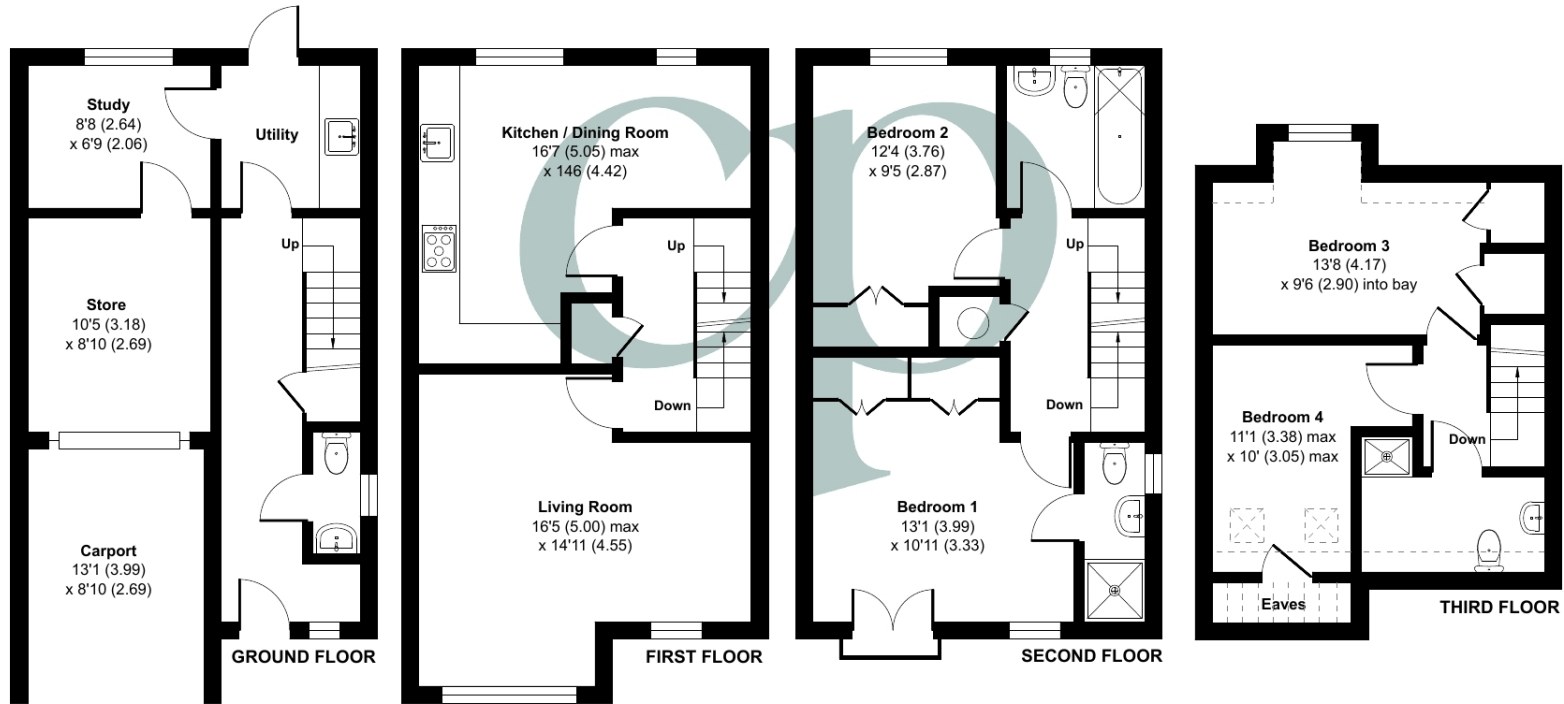




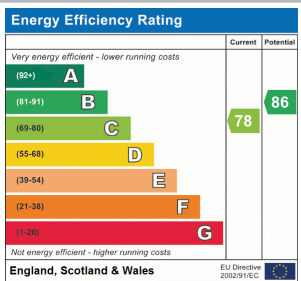
Approximate Area = 1469 sq ft / 136.4 sq m (excludes carport)  
 Limited Use Area(s) = 43 sq ft / 3.9 sq m  
 Store = 94 sq ft / 8.7 sq m  
 Total = 1606 sq ft / 149 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1121376



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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