



Flitton Road

Greenfield,
Bedfordshire, MK45 5DJ
£650,000

country
properties

Set within a sought after village and enjoying delightful views across fields to front, this detached family home offers approx. 1,779 sq.ft. of accommodation plus a generous rear garden. The ground floor features three reception rooms including a living room with log burning stove and separate dining room (both of which offer garden access), plus a garage conversion with plenty of fitted storage which provides versatile additional space to suit your requirements (playroom, home office or fifth bedroom perhaps?) In addition, there is a fitted kitchen complete with a range of integrated appliances (as stated) and breakfast bar for informal dining, plus cloakroom/WC. There are four bedrooms to the first floor (three having the benefit of air conditioning with the principal also featuring an en-suite shower room) plus a stylish family bathroom. The established garden enjoys a south-easterly aspect and features lawn and patio seating areas with a variety of mature trees and shrubs, leading to a further vegetable garden. Ample parking is provided to the front of the property. EPC Rating: C.



- Views across fields to front
- Separate dining room
- Third reception/optional fifth bedroom
- Four bedrooms (principal with en-suite shower room)
- Ample off road parking
- Living room with log burning stove
- Fitted kitchen/breakfast room
- Ground floor cloakroom/WC
- Modern family bathroom
- Generous rear garden with south-easterly aspect

LOCATION

The charming Mid Bedfordshire village of Greenfield has a public house and lower school (Ofsted rated 'Outstanding') as well as delightful countryside walks nearby.

Commuters are well served via the mainline station at nearby Flitwick (approx. 1.6 miles) which provides a rail service to London St Pancras within 45 minutes. The historic Georgian market town of Ampthill lies approx. 3.6 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland whilst the city of Milton Keynes is within 17 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via covered porch area with part opaque double glazed entrance door and opaque double glazed sidelight. Stairs to first floor landing. Radiator. Wood effect flooring. Doors to all rooms.

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC and wash hand basin with mixer tap and tiled splashback. Radiator. Tile effect flooring.

LIVING ROOM

Double glazed sliding patio door to rear aspect. Feature log burning stove set on hearth with wood effect mantel over. Radiator. Wood effect flooring.

DINING ROOM

Double glazed French doors to rear aspect. Radiator. Wood effect flooring.

KITCHEN/BREAKFAST ROOM

Double glazed window to front aspect. Part opaque double glazed leaded light effect stable style door to side aspect. A range of base and wall mounted units with underlighting and work surface areas incorporating 1½ bowl sink and drainer with mixer tap, extending to create a peninsula breakfast bar. Smeg range style oven with stainless steel splashback and extractor over. Integrated refrigerator, freezer, dishwasher, washing machine and tumble dryer. Recessed spotlighting to ceiling. Vertical panel radiator.

FAMILY ROOM/STUDY

Dual aspect with double glazed windows to either side. Opaque double glazed exterior door. Two radiators. Wood effect flooring. A range of fitted storage (also housing gas fired boiler). Hatch to part boarded loft.

FIRST FLOOR

LANDING

Radiator. Hatch to boarded loft space with ladder. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.



BEDROOM 1

Double glazed window to rear aspect. Radiator. Fitted wardrobes. Air conditioning unit. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle, WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Heated towel rail. Tile effect flooring.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Air conditioning unit.

BEDROOM 3

Double glazed window to front aspect. Radiator. Air conditioning unit.

BEDROOM 4

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and shower over, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Heated towel rail. Recessed spotlighting to ceiling. Tile effect flooring.



OUTSIDE

REAR GARDEN

South-easterly aspect. Immediately to the rear of the property is a paved patio seating area with two timber garden stores. Steps up to the mainly lawned garden with inset stepping stone pathway leading to a further circular patio. Mature tree and shrub borders. Outside lighting. Picket fencing divides a further garden area with raised vegetable beds, greenhouse and two garden sheds. Enclosed by fencing with gated access at either side leading to front.

OFF ROAD PARKING

Driveway providing off road parking for multiple vehicles. Electric vehicle charging point. Shrub border. Built-in log store to side of property.

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.

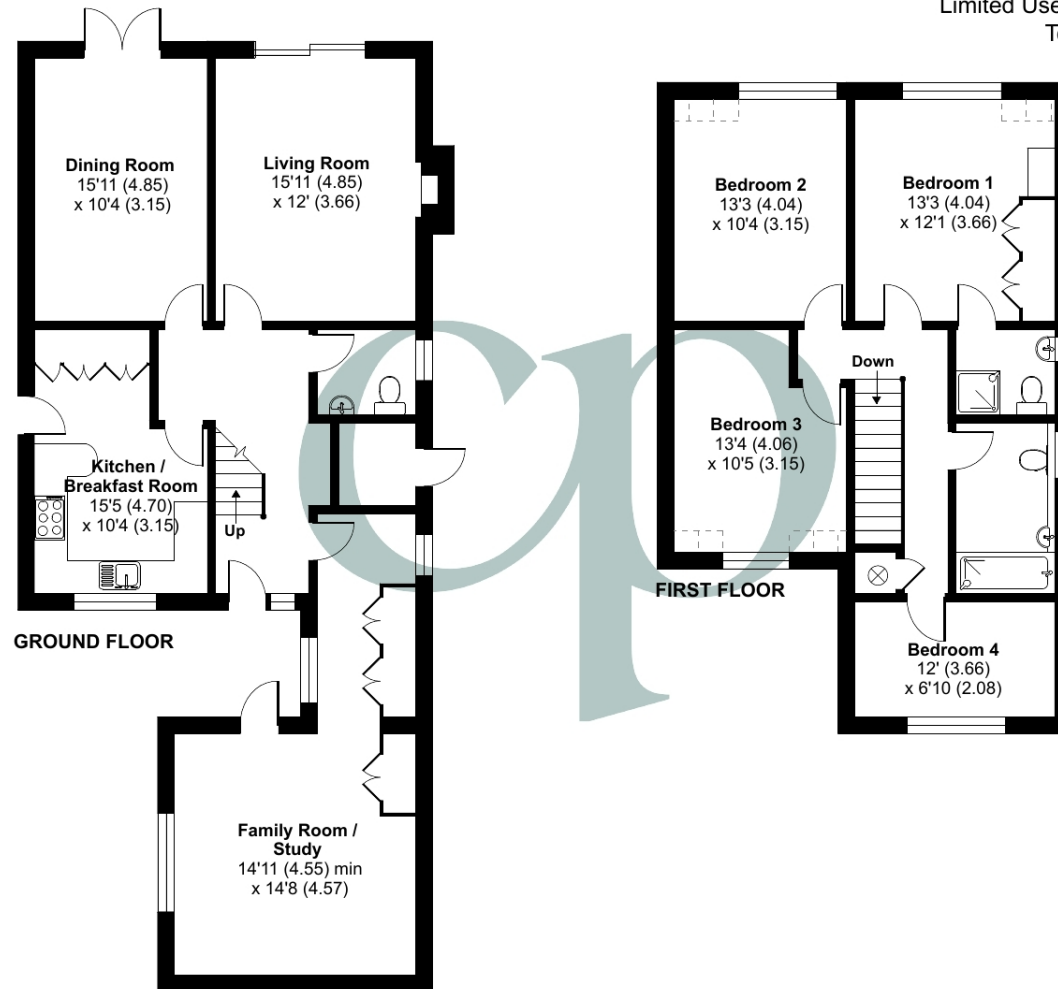






Approximate Area = 1762 sq ft / 163.6 sq m
 Limited Use Area(s) = 17 sq ft / 1.6 sq m
 Total = 1779 sq ft / 165.2 sq m

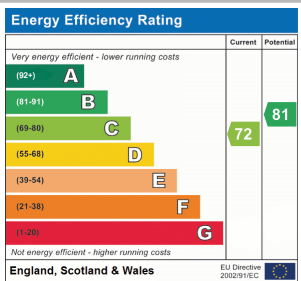
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Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1135295



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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