



The Quantocks

Flitwick,
Bedfordshire, MK45 1TQ
£535,000

country
properties

Set within a desirable neighbourhood, this extended family home offers approx. 1,480 sq.ft of versatile living space, perfectly designed to accommodate the needs of a modern household. This beautifully presented property boasts four bedrooms and three generous reception rooms, including a fantastic 24ft open plan living/dining room with log burning stove, family room with patio door to garden - creating an ideal flow between indoor and outdoor living, and converted garage providing additional flexible space to suit your lifestyle. The impressive 20ft dual aspect kitchen/breakfast room offers ample storage and work space, ideal for meal preparation and casual dining, and a cloakroom/WC provides convenience for guests. Upstairs, the principal bedroom features a stylish en-suite shower room, with the further bedrooms being served by a family bathroom. There is an enclosed rear garden with lawn and patio areas, whilst the driveway to front provides off road parking. Convenient for families and commuters alike, the town centre amenities (including schools and mainline rail station) are all within 0.7 miles on foot. EPC: C.

- Extended family home of approx. 1,480 sq.ft
- 24ft living/dining room with log burning stove
- 20ft kitchen/breakfast room
- Family room with patio door to garden
- Converted garage to provide versatile further reception
- Ground floor cloakroom/WC
- Principal bedroom with stylish en-suite shower room
- Three further bedrooms & family bathroom
- Enclosed rear garden
- Driveway parking



GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed inserts and canopy porch over. Double glazed window to side aspect. Stairs to first floor landing with built-in storage cupboard beneath. Two radiators. Dado rail. Engineered wood flooring. Doors to living room, kitchen/breakfast room and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: WC with concealed cistern and wall mounted wash hand basin. Part panelled walls. Tiled floor. Radiator.

LIVING/DINING ROOM

Double glazed bow window to front aspect. Feature log burning stove set on slate hearth with timber mantel over. Two radiators. Wood effect flooring. Part glazed double doors to family room. Door to:

GYM/OFFICE

Double glazed window to front aspect. Wood effect flooring. Radiator. Recessed spotlighting to ceiling.

KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed door and window to side, and double glazed window to rear. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Integrated dishwasher. Space for fridge/freezer, washing machine, tumble dryer and cooker (with extractor above). Part panelled walls. Wall mounted gas fired boiler. Floor tiling. Radiator. Recessed spotlighting to ceiling. Open access to:

FAMILY ROOM

Double glazed sliding patio door to rear aspect. Radiator. Wood effect flooring. Part glazed double doors to living/dining room.

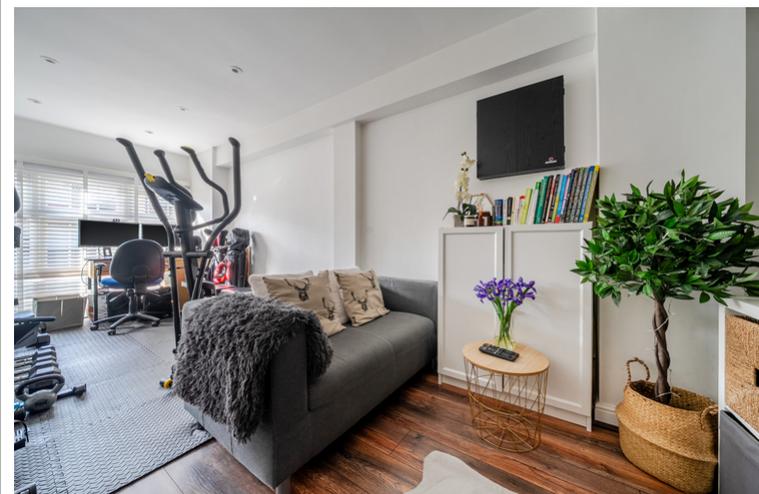
FIRST FLOOR

LANDING

Double glazed window to side aspect. Radiator. Hatch to loft with boarding and ladder access. Built-in cupboard housing water tank. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Door to:



EN-SUITE SHOWER ROOM

Double glazed skylight. Three piece suite comprising: Walk-in shower with rainfall style shower head, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Shaver socket. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BEDROOM 3

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

BEDROOM 4

Double glazed window to front aspect. Radiator. Built-in cupboard over stair bulkhead. Wood effect flooring.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and shower over, WC with concealed cistern and pedestal wash hand basin. Wall and floor tiling. Heated towel rail. Shaver socket.



OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door with lawn areas at either side. Various shrubs. Outside light. Part enclosed by hedging. Gated access to rear garden.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area leading to lawn. Shrub borders. Further paved patio area at rear.

OFF ROAD PARKING

Driveway providing off road parking.

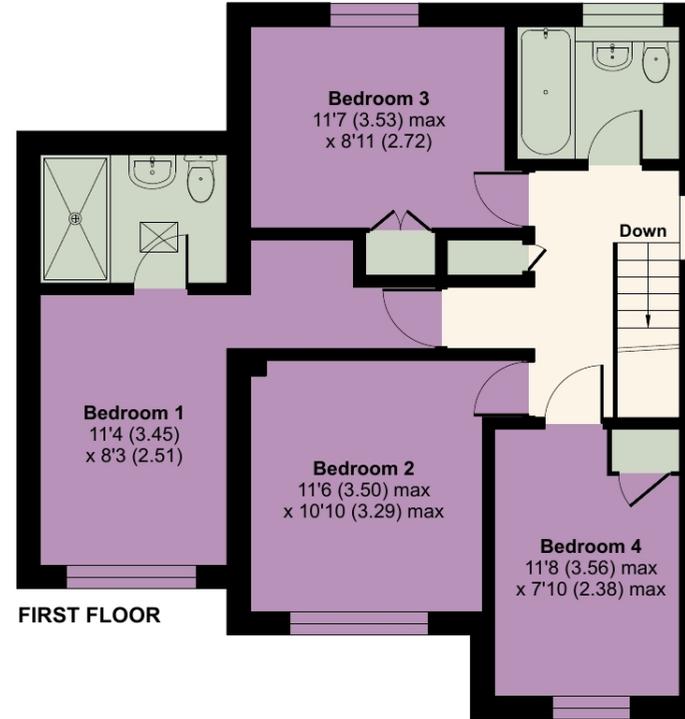
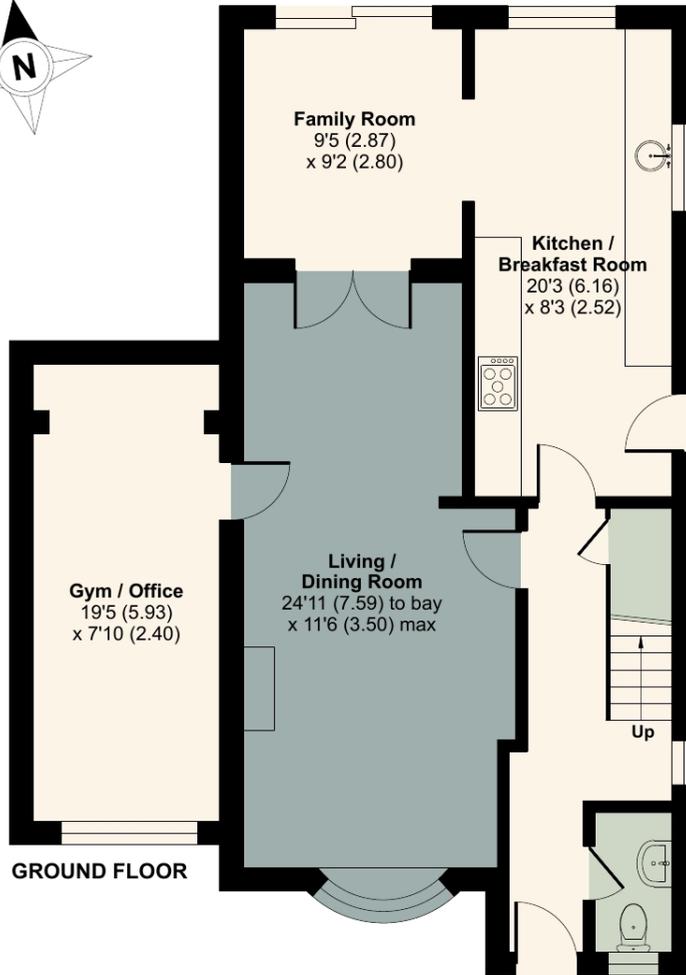
Council Tax Band: E.





Approximate Area = 1480 sq ft / 137.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Country Properties. REF: 1419821



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(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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