



The Ridgeway
Flitwick,
Bedfordshire, MK45 1DH
Offers Over £625,000

country
properties

Available with the convenience of no upper chain, this beautifully presented detached home offers a generous 2,125 sq.ft approx. of accommodation (inc. garage). This spacious residence features a 26'8" (max) dual aspect living room, plus open plan kitchen/dining/family room which is sure to be the hub of the home, having plenty of space for dining and entertaining. The well-equipped kitchen area provides ample storage plus a range of integrated appliances (as stated). All of the bedrooms are doubles, two of which are located on the ground floor offering the versatility to use one as a home office if preferred. In addition, there is a modern family bathroom, useful utility and cloakroom/WC. The impressive principal bedroom suite occupies the entire second floor and includes a balcony seating area plus shower room, creating a welcoming retreat at the end of the day. Externally, the property enjoys a generous rear garden, driveway providing ample off road parking, and double garage with log burning stove and electric door. The property also benefits from fully owned solar panels, ensuring the property is as efficient as it is stylish. The town centre amenities, including mainline rail station with fast and frequent service to St Pancras International (from 41 mins), is within 0.6 miles. EPC Rating: D.

- NO UPPER CHAIN
- Solar Panels (owned outright)
- 26ft (max) dual aspect living room
- Wonderful open plan kitchen/dining/family room with a range of integrated appliances
- Utility plus ground floor cloakroom/WC
- Two double bedrooms plus family bathroom on ground floor
- Second floor principal bedroom suite with balcony and shower room
- Generous rear garden
- Ample off road parking
- Double garage with electric roller door



GROUND FLOOR

ENTRANCE HALL

Accessed via open porch and front entrance door with double glazed leaded light effect inserts and sidelight. Stairs to first floor landing. Radiator. Engineered wood flooring. Built-in storage cupboard. Recessed spotighting to ceiling. Doors to bedrooms 2 and 3, family bathroom and to:

LIVING ROOM

Dual aspect via walk-in bay with double glazed leaded light effect window to front and two double glazed leaded light effect windows to side. Three radiators. Fitted unit with drawers, shelving and space for television. Door to:

INNER LOBBY

Built-in storage cupboard. Engineered wood flooring. Sliding door to kitchen/dining/family room. Part opaque glazed door to utility room. Further door to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap. Cupboard housing gas fired boiler and water tank.

UTILITY ROOM

Part opaque double glazed door with matching sidelights to front aspect. Part double glazed doors with matching sidelights to rear aspect. Work surface area. Space for washing machine, tumble dryer and fridge/freezer. Tile effect flooring. Part opaque glazed door to garage.

KITCHEN/DINING/FAMILY ROOM

Double glazed windows to side and rear aspects. Double glazed French doors to side aspect leading to rear garden. A range of fitted kitchen base and wall mounted units with wooden work surface areas. Two built-in ovens, microwave and warming drawer. Fitted induction hob with extractor over. Integrated fridge/freezer. Island unit providing additional storage plus integrated dishwasher, with wooden work surface incorporating sink and drainer with mixer tap and sliding glass cover, extending to create a breakfast bar area with triple pendant lights over. Tile effect flooring with underfloor heating. Recessed spotighting to ceiling.

BEDROOM 2

Walk-in bay with double glazed leaded light effect window to front aspect. A range of fitted wardrobes to one wall. Radiator.

BEDROOM 3

Double glazed leaded light effect window to rear aspect. Radiator. Fitted double wardrobe and drawer units.



FAMILY BATHROOM

Opaque double glazed leaded light effect window to rear aspect. Three piece suite comprising: Bath with mixer tap, wall mounted shower unit over and glazed shower screen, WC with concealed cistern and wash hand basin with mixer tap and fitted mirror above. Fitted storage. Wall tiling. Recessed spotighting to ceiling. Extractor. Heated towel rail.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Recessed spotighting to ceiling. Eaves storage. Door to:

BEDROOM 1

Double glazed French doors to balcony with glazed balustrade. Double glazed window to side aspect. Two radiators. A range of built-in wardrobes. Recessed spotighting to ceiling. Part opaque glazed door to:

EN-SUITE SHOWER ROOM

Double glazed skylight. Double glazed corner window to rear aspect/bedroom. Three piece suite comprising: Shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap. Fitted storage. Wall tiling. Heated towel rail. Recessed spotighting to ceiling.



OUTSIDE

FRONT GARDEN

Laid to lawn with shrub borders. Pathway leading to front entrance door. Outside light. Part enclosed by hedging.

REAR GARDEN

Paved patio area leading to lawn. Tree and shrub borders. Large decked seating area. Outside lighting and cold water tap. Enclosed by fencing with gated side access.

DOUBLE GARAGE

Remote controlled electric roller door. High level double glazed window to front aspect. Double glazed French doors and high level windows to rear aspect. Power and light. Log burning stove.

OFF ROAD PARKING

Hard standing driveway providing off road parking for approx. five vehicles and access to double garage. Part enclosed by fencing with gated access.

Council Tax Band: E.





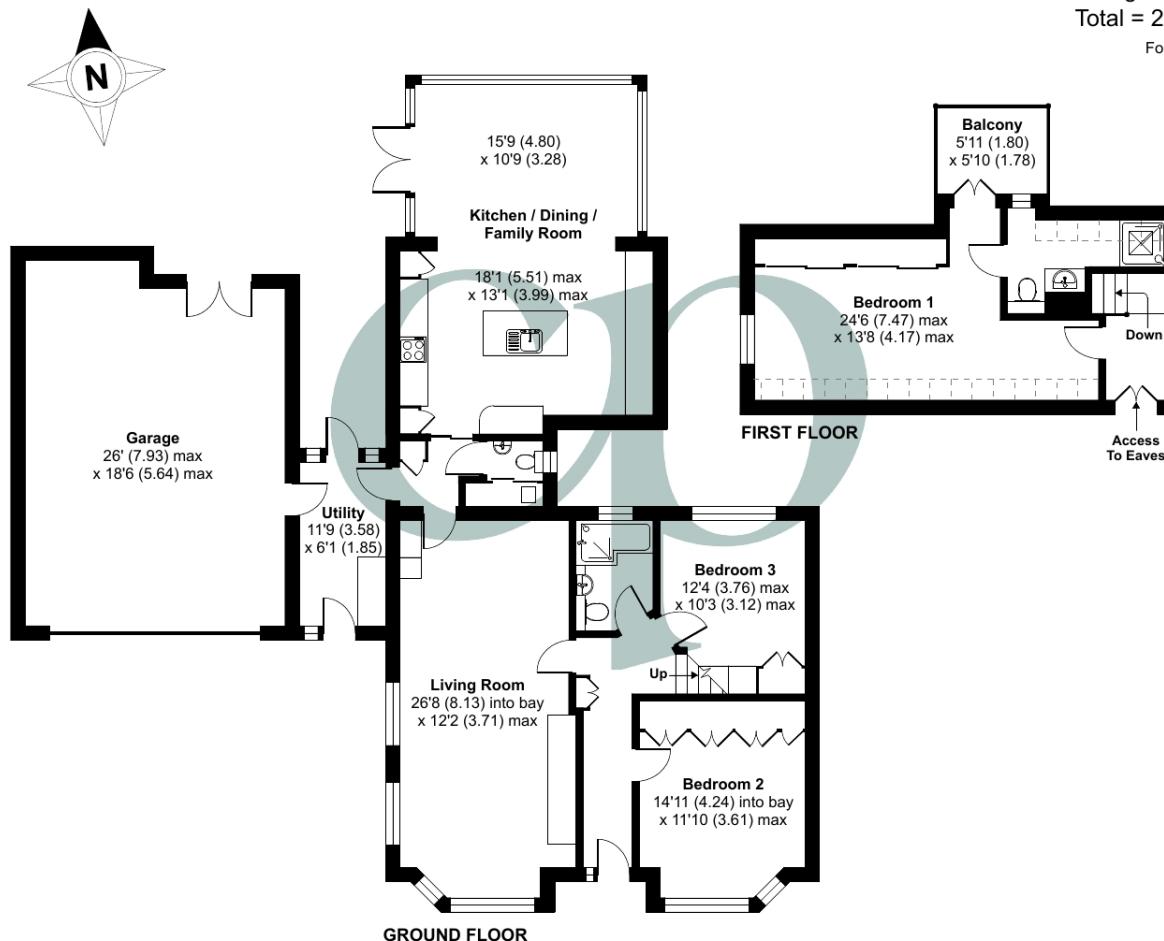
Approximate Area = 1613 sq ft / 149.8 sq m

Limited Use Area(s) = 52 sq ft / 4.8 sq m

Garage = 460 sq ft / 42.7 sq m

Total = 2125 sq ft / 197.3 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). ©niches.com 2026. Produced for Country Properties. REF: 1396878

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(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	

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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