



Osprey Road

Flitwick,
Bedfordshire, MK45 1RU
£400,000

COUNTRY PROPERTIES
PART OF HUNTERS

Extended and improved, this semi detached home offers generous parking facilities including a garage with electric door, driveway and double carport. The well presented accommodation features a wonderful kitchen/dining room with a range of integrated appliances (as stated), bi-fold doors to rear and feature roof lantern. In addition, there is a spacious entrance hall with plenty of storage, guest cloakroom/WC, living room, three double bedrooms and first floor family bathroom. The enclosed rear garden enjoys a south-westerly aspect and houses a useful outbuilding/garden room which is currently utilised as a gym. Situated in a cul-de-sac on the popular 'Birds' development, the property is within 0.5 miles of the mainline rail station and further town centre amenities. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed inserts, double glazed sidelight and canopy over. Fitted storage with sliding doors to one wall. Tiled floor. Radiator. Personal door to garage. Further doors to living room and to:

GUEST CLOAKROOM/WC

Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and storage cupboard beneath. Wall and floor tiling.

LIVING ROOM

Double glazed window to side aspect (on stairway). Stairs to first floor landing. Television point. Wood effect flooring. Door to:

KITCHEN/DINING ROOM

Double glazed bi-fold doors to rear aspect. Roof lantern. A range of units with work surface areas incorporating sink with mixer tap and induction hob with extractor over. Built-in electric double oven and microwave. Integrated dishwasher and washing machine. Free standing island unit creating a breakfast bar area plus additional storage. Space for American style fridge/freezer. Tiled floor. Recessed spotlighting to ceiling. Radiator. Television point.

FIRST FLOOR

LANDING

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

BEDROOM 1

Double glazed window to front aspect. Radiator.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with wall mounted shower unit over, WC with concealed cistern and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

Paved patio area with steps up to artificial lawn. Water feature. Useful garden room with window to front aspect, power and light. Garden shed. Outside lighting and cold water tap. Enclosed by fencing.

GARAGE

Electric roller door. Wall mounted gas fired boiler. Power and light. Radiator. Personal door to entrance hall.



PARKING/CARPORT

Driveway to front of property providing off road parking for two/three vehicles. Double carport providing additional parking.

Current Council Tax Band: C.

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.

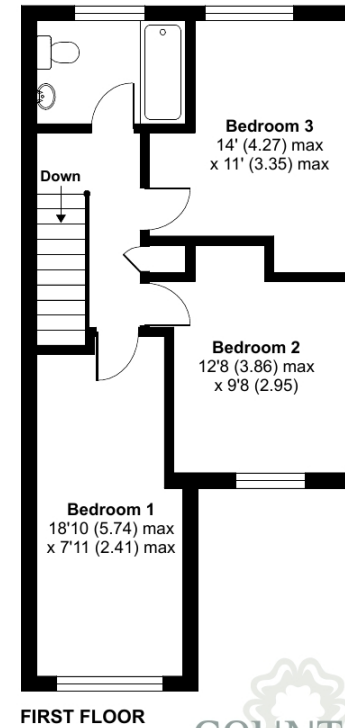
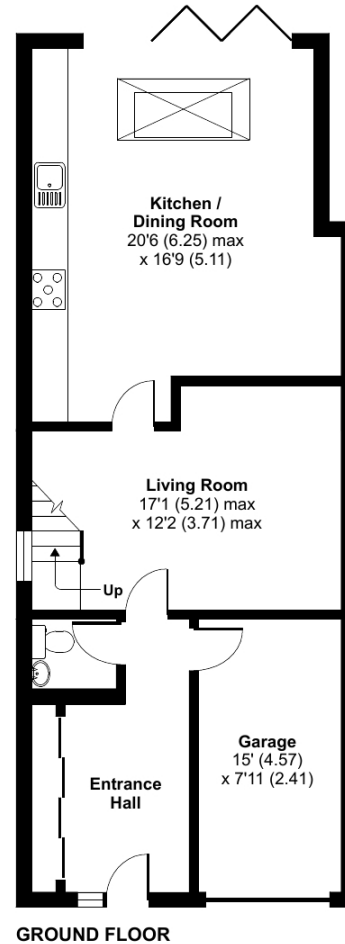
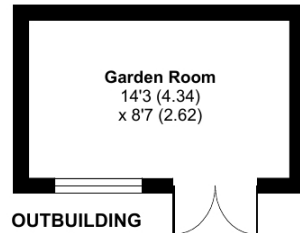
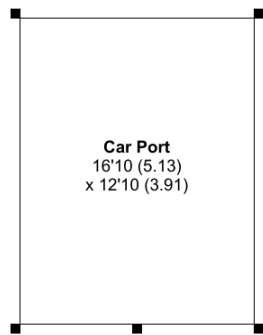
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 1154 sq ft / 107.2 sq m
 Outbuilding = 124 sq ft / 11.5 sq m
 Garage = 117 sq ft / 10.9 sq m
 Total = 1395 sq ft / 129.6 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		81	66
England, Wales & N.Ireland		EU Directive 2002/91/EC	



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 802558



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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