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For Sale

# Eagle Drive

Flitwick,  
Bedfordshire, MK45 1RH  
£400,000

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This chain-free, detached home features a landscaped rear garden with south-westerly aspect, garage and driveway parking. The accommodation includes a dual aspect living/dining room, modern fitted kitchen with integrated appliances (as stated), ground floor cloakroom/WC, three bedrooms (all with useful storage) and family bathroom. Handy for local amenities, Flitwick Lower School and Millenium Park are just 0.1 miles, with the mainline rail station, Woodland Academy and large supermarket all within 0.4 miles on foot. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via front entrance door with double glazed decorative insert. Consumer unit. Part glazed door to living/dining room. Door to:

### CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Low level WC and wall mounted wash hand basin with tiled splashback. Wall mounted electric heater.

### LIVING/DINING ROOM

Dual aspect via double glazed window to front and double glazed sliding patio door to rear. Feature fireplace housing electric fire, extending to create a television stand and display shelf. Stairs to first floor landing. Open access to:

### KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with wood effect work surface areas incorporating sink and drainer with mixer tap, and ceramic hob with extractor hood over. Built-in electric oven. Integrated fridge/freezer and washing machine. Warm air heating unit.

## FIRST FLOOR

### LANDING

Double glazed window to side aspect. Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. A range of fitted furniture including wardrobes, bedside cabinets, overhead bridging units, drawers and dressing table.





## BEDROOM 2

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

## BEDROOM 3

Double glazed window to front aspect.  
Built-in storage cupboard.

## FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Panelled bath with mixer tap and electric shower over, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail.

## OUTSIDE

### FRONT GARDEN

Block paved pathway leading to front entrance door with lawn areas at either side. Gravelled area. Various shrubs and mature hedging. Gated side access to rear garden.

### REAR GARDEN

South-westerly aspect. Block paved patio area with steps leading up to further patio seating area. Raised shrub beds. Rockery. Remainder mainly laid to lawn. Enclosed by brick walling and timber fencing with gated access to both side and rear.

## STORE

Double glazed window and door to rear garden.

## GARAGE

Single garage in block of two situated immediately to the rear of the property (accessed via Swift Close). Up and over door.

## OFF ROAD PARKING

Hard standing driveway providing off road parking in front of garage. Gated access to rear garden.

Current Council Tax Band: D.



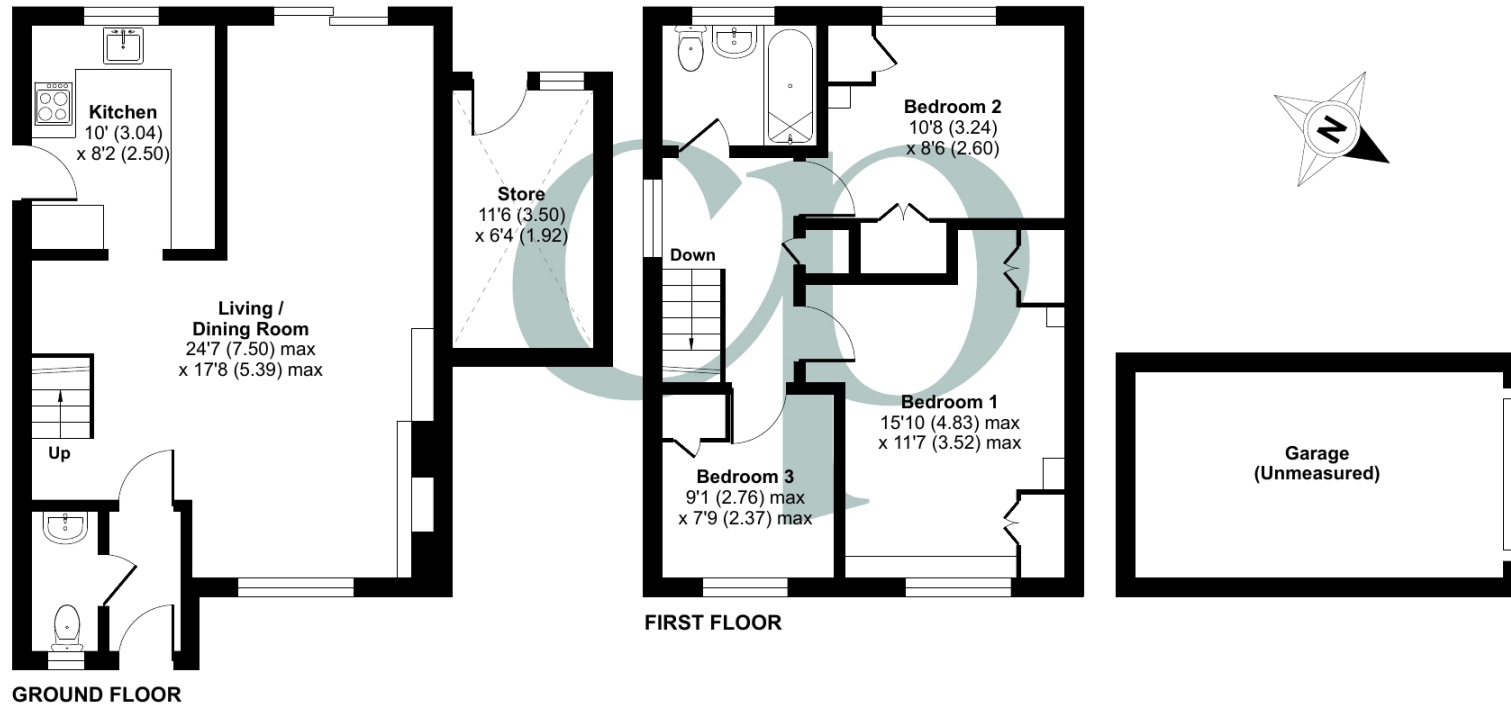
Approximate Area = 903 sq ft / 83.8 sq m (excludes garage)

Outbuilding = 72 sq ft / 6.6 sq m

Total = 975 sq ft / 90.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	60
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Country Properties. REF: 1302146

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## Viewing by appointment only

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