



Petley Close

Flitwick,
Bedfordshire, MK45 1XP

Guide Price **£300,000**

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This beautifully presented mid-terrace home is set within a cul-de sac location, convenient for local amenities. The accommodation includes a welcoming living room which leads through double doors to the refitted kitchen/breakfast room - thoughtfully designed with integrated appliances (as stated) seamlessly blending style and functionality. Upstairs, you'll find two well-proportioned bedrooms, along with a stylish refitted bathroom featuring contemporary fixtures and fittings. Adding further appeal, the attractive rear garden is designed for ease of maintenance with an artificial lawn and gravelled areas, whilst two allocated parking spaces are conveniently located immediately to the front of the property. The town centre offering a range of shops and amenities (including the mainline rail station which provides a fast and frequent service to St Pancras International from as little as 41 mins) is within 0.4 miles, whilst junction 12 of the M1 is within 3.2 miles. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed inserts and canopy porch over. Stairs to first floor landing. Radiator. Multi pane glazed door to:

LIVING ROOM

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

KITCHEN/DINING ROOM

Double glazed window and French doors to rear aspect, leading to garden. Refitted with a range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in oven and hob with extractor over. Integrated washing machine, dishwasher and fridge/freezer. Fitted peninsula breakfast bar. Cupboard housing gas fired boiler. Plinth heater. Wood effect flooring.

FIRST FLOOR

LANDING

Hatch to part boarded loft with folding ladder and light. Built-in airing cupboard housing water tank. Doors to both bedrooms and bathroom.

BEDROOM 1

Two double glazed windows to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BATHROOM

Opaque double glazed window to rear aspect. Refitted three piece suite comprising: L-shaped shower bath with wall mounted mixer tap, power shower and shower screen, WC with concealed cistern and wall mounted wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail.



OUTSIDE

REAR GARDEN

Laid to gravel with inset circular artificial lawn. Timber summerhouse/garden store. Brick-built barbecue with gazebo over. Enclosed by timber fencing.

OFF ROAD PARKING

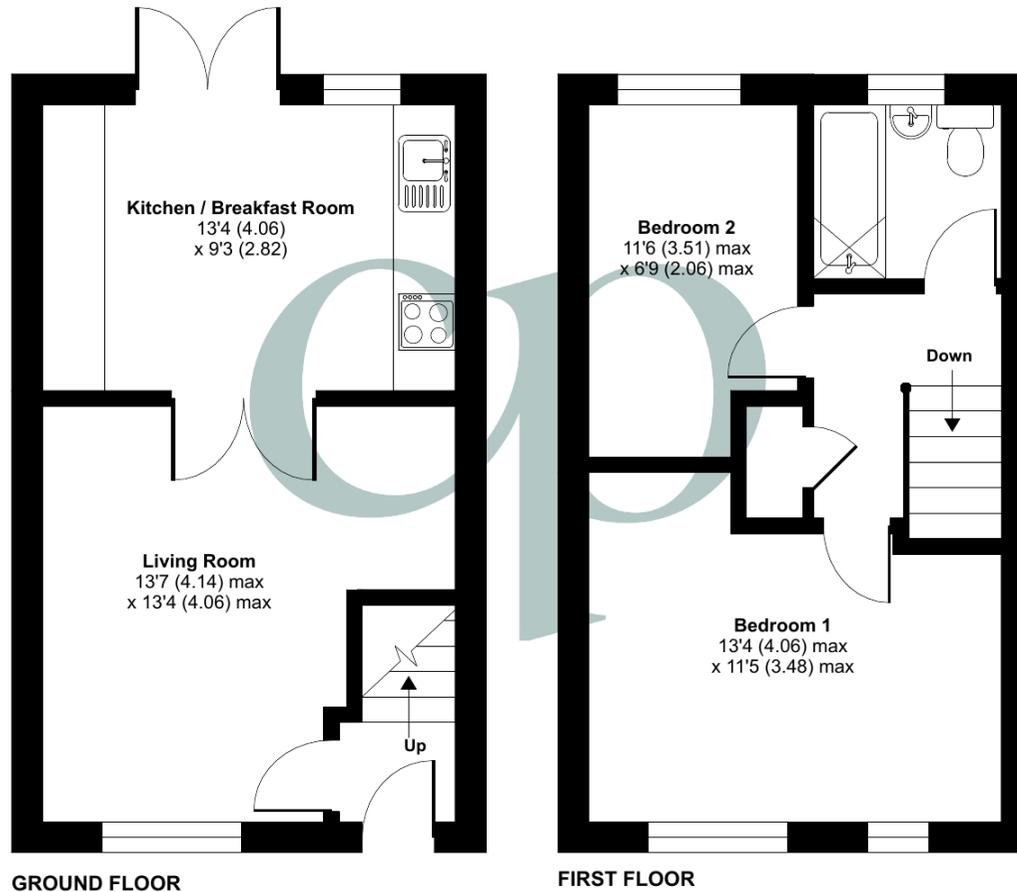
Off road parking for two vehicles to front of property. Pathway leading to front entrance door. Bin store.

Council Tax Band: C.



Approximate Area = 624 sq ft / 57.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	73	
(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

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for Country Properties. REF: 1397539

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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