



# Pevensey Grove

Flitwick,  
Bedford, MK45 1SD  
£600,000

country  
properties



This detached family home is tucked away within a cul-de-sac location, adjacent to Flitwick Woods. The extended accommodation features generous, open plan reception space including a 19ft living room opening into an L-shaped dining/family room with twin French doors to rear. The kitchen includes a range of units with granite work surfaces and there is a useful utility area plus cloakroom/WC. All four bedrooms include built-in storage and there are two shower rooms (one being ensuite to the principal bedroom). The established rear garden features an abundance of mature shrubs, whilst parking is provided via the double garage and driveway to front. The town centre amenities, including mainline rail station, are within 0.9 miles on foot. EPC Rating: C.

- Popular location adjacent to woodland
- 19ft living room with feature fireplace
- L-shaped dining/family room with twin French doors to rear
- Fitted kitchen with granite work surfaces
- Useful utility plus cloakroom/WC
- Four bedrooms (all with built-in storage)
- Two shower rooms
- Established rear garden
- Double garage
- Driveway parking





## GROUND FLOOR

### ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed inserts and sidelight. Storage area. Wood effect flooring. Glazed double doors to entrance hall. Door to:

### CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and tiled splashback. Radiator.

### ENTRANCE HALL

Radiator. Wood effect flooring. Stairs to first floor landing with built-in storage cupboards beneath. Doors to dining/family room and to:

### LIVING ROOM

Double glazed window to front aspect. Feature fireplace. Two radiators. Wood effect flooring. Open access to:

### DINING/FAMILY ROOM

Twin sets of double glazed French doors to rear aspect with matching sidelights and top openers. Double glazed windows to either side aspect. Feature fireplace (bio ethanol). Two radiators. Wood effect flooring. Open access to:

### KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with granite work surface areas incorporating sink with mixer tap. Tiled splashbacks. Space for American style fridge/freezer, dishwasher, wine cooler and range style oven (with extractor over). Wood effect flooring. Open access to:

### UTILITY AREA

Window and opaque double glazed door to side aspect. Base and wall mounted units with work surface area incorporating sink and drainer with mixer tap. Tiled splashbacks. Space for washing machine and tumble dryer. Wood effect flooring.

## FIRST FLOOR

### LANDING

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

### BEDROOM 1

Double glazed window to rear aspect. Two built-in wardrobes. Radiator. Door to:





## EN-SUITE SHOWER ROOM

Double glazed window to front aspect. Three piece suite comprising: Shower cubicle, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Radiator. Tile effect flooring.

## BEDROOM 2

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

## BEDROOM 3

Double glazed window to front aspect. Built-in wardrobe. Radiator. Wood effect flooring.

## BEDROOM 4

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

## SHOWER ROOM

Double glazed window to front aspect. Three piece suite comprising: Shower cubicle, close coupled WC and wash hand basin with mixer tap and storage beneath. Radiator. Wood effect flooring.

## OUTSIDE

## FRONT GARDEN

Paved pathway leading to front entrance door with raised beds to one side. Gravelled bed with a variety of mature shrubs.





## REAR GARDEN

Areas laid to lawn and bark mulch. Pergola. Raised beds. An abundance of mature shrubs. Potting shed. Water feature. Enclosed by timber fencing with gated side access.

## DOUBLE GARAGE

One electric roller door, one manual. Power and light. Wall mounted units. Eaves storage.

## OFF ROAD PARKING

Driveway providing off road parking for two vehicles in front of double garage.

Current Council Tax Band: E(i).

## 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.

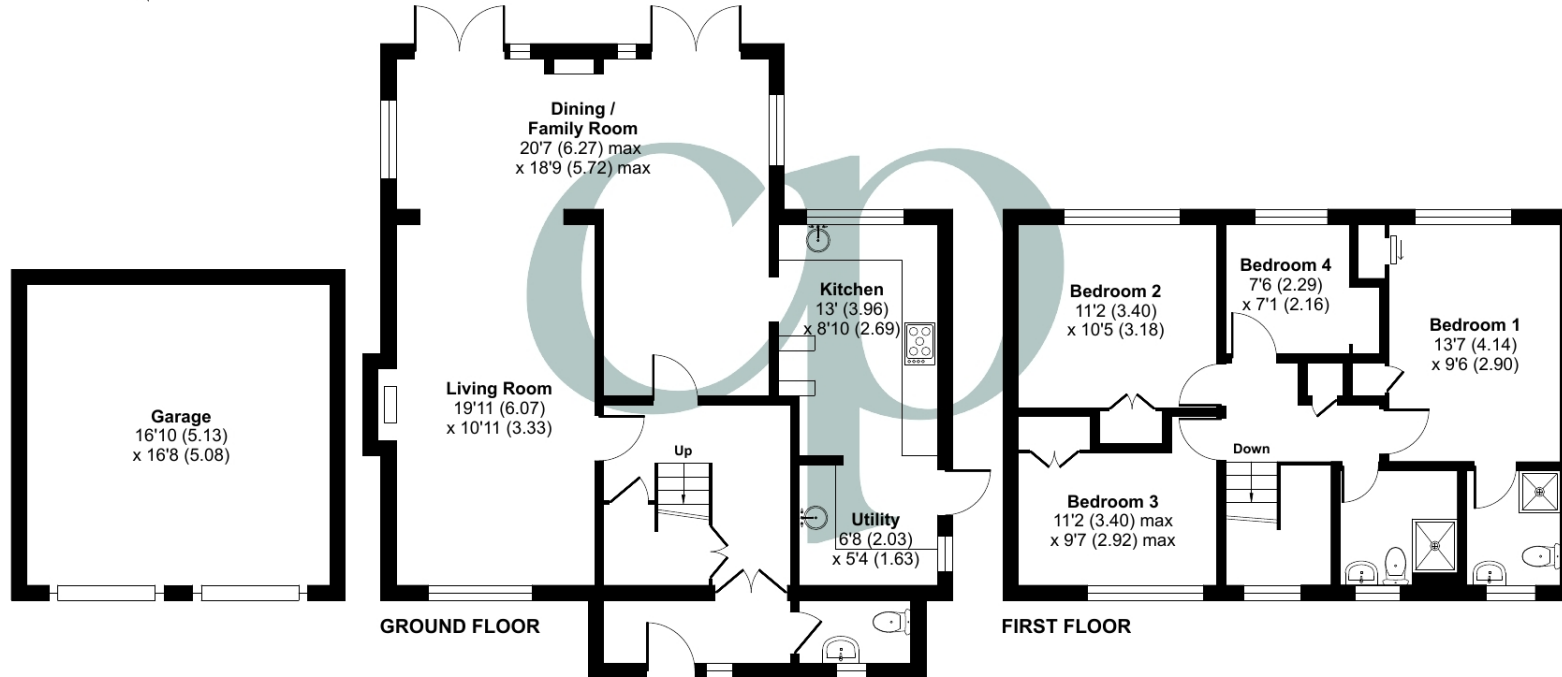








Approximate Area = 1467 sq ft / 136.3 sq m  
 Garage = 281 sq ft / 26.1 sq m  
 Total = 1748 sq ft / 162.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1163742

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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