



Dew Pond Road

Flitwick,
Bedfordshire, MK45 1RT
£650,000

country
properties

Set towards the town outskirts, nearing open countryside, this detached family home is tucked away at the end of a highly desirable cul-de-sac with the attractive 'Dew Pond' at its entrance providing a haven for wildlife, and adjacent to the historic Mount. Featuring an impressive 1,769 sq.ft. of accommodation (approx. inc. double garage), the property is entered through a spacious hall which leads to generous relaxing, dining and entertaining space including a 20'11" (max) bay fronted living room with feature fireplace and patio door to garden, plus 22'3" open plan kitchen/dining room. There is a further reception, ideal as a home office, or offering the versatility to utilise as a fifth bedroom if preferred. A useful utility and cloakroom/WC complete the ground floor accommodation, whilst the first floor features four bedrooms (the principal with a range of fitted wardrobes and en-suite shower room) plus family bathroom. There is a landscaped, tiered garden to the rear with lawn plus paved and decked seating areas, whilst parking is provided via the double garage and driveway. The town centre amenities, including mainline rail station providing a direct service to St Pancras International, are within 1 mile. EPC Rating: D.

- Highly desirable location
- 1,769 sq.ft. of accommodation (approx. inc. garage)
- 20ft dual aspect living room
- 22ft open plan kitchen/dining room
- Study/optional fifth bedroom
- Useful utility & ground floor cloakroom/WC
- Four first floor bedrooms
- En-suite shower room plus family bathroom
- Double garage & driveway parking
- Landscaped rear garden



GROUND FLOOR

ENTRANCE HALL

Accessed via open porch and front entrance door with opaque glazed inserts. Dual aspect via double glazed windows to front and side. Stairs to first floor landing. Radiator. Engineered wood flooring. Recessed spotlighting to ceiling. Open access to kitchen/dining room. Doors to living room, study/bedroom 5 and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling (with underfloor heating). Recessed spotlighting to ceiling.

LIVING ROOM

Dual aspect via walk-in bay with double glazed windows to front and double glazed sliding patio door to rear. Feature fireplace housing living flame effect gas fire. Two radiators. Engineered wood flooring.

KITCHEN/DINING ROOM

Double glazed window and French doors to rear aspect. A range of base and wall mounted units with granite work surface areas incorporating 1½ bowl sink with mixer tap and induction hob with extractor over, extending to create a peninsula breakfast bar. Built-in double oven. Space and plumbing for dishwasher and American style fridge/freezer. Two radiators. Recessed spotlighting to ceiling. Tile effect flooring. Door to:

UTILITY ROOM

Opaque double glazed window and door to rear aspect. A range of units with work surface area. Cupboard housing gas fired boiler. Space and plumbing for washing machine. Further appliance space. Wood effect flooring.

STUDY/BEDROOM 5

Triple aspect via double glazed windows to either side and rear. Radiator. Engineered wood flooring.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Wood effect flooring. Hatch to part boarded loft with ladder and light. Built-in cupboard. Doors to all bedrooms and family bathroom.



BEDROOM 1

Double glazed window to rear aspect. Radiator. A range of fitted wardrobes and drawers. Wood effect flooring. Recessed spotlighting to ceiling. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Corner shower cubicle with fixed rainfall style showerhead and additional hand-held attachment, WC with concealed cistern and wash hand basin with mixer tap, storage beneath and heated and illuminated mirror above. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Wood effect flooring.

BEDROOM 3

Double glazed window to rear aspect. Fitted wardrobe. Radiator. Wood effect flooring.

BEDROOM 4

Double glazed window to front aspect. Radiator. Wood effect flooring.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling.



OUTSIDE

LANDSCAPED REAR GARDEN

Immediately to the rear of the property is a paved terrace with steps leading down to lawn, decked area and lower patio. Raised shrub border. Outside lighting, power points and cold water tap. Enclosed by fencing with gated side access.

DOUBLE GARAGE

Brick-built double garage with pitched, tiled roof. Twin metal up and over doors. Double glazed window to front aspect. Wall mounted gas meter. Power and light. Eaves storage.

OFF ROAD PARKING

Driveway providing off road parking for two vehicles and access to garage. Various shrubs. Outside light. Pathway leading to gated side access to rear garden.

Current Council Tax Band: F.

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.

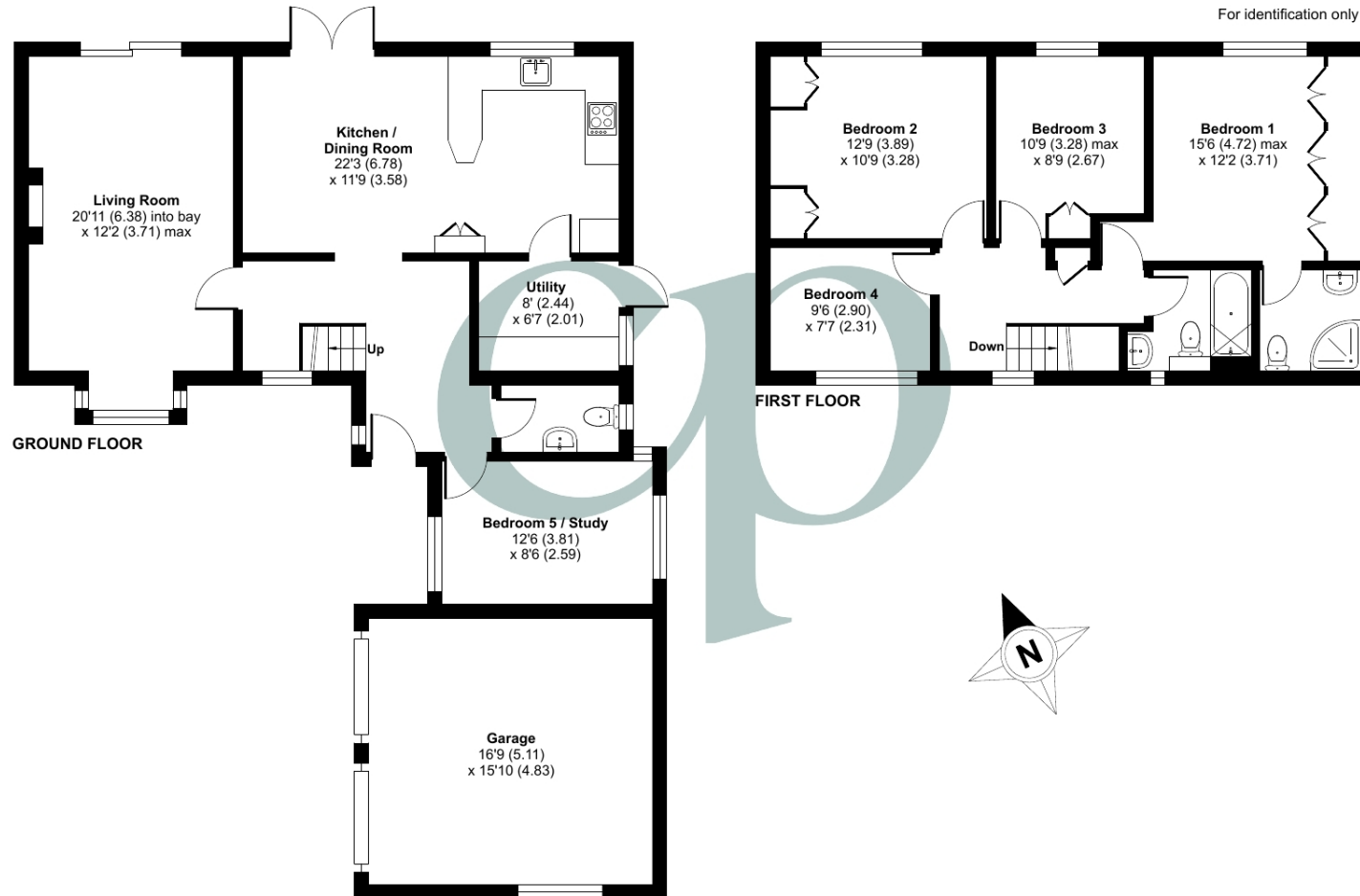
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



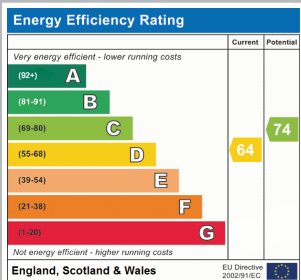


Approximate Area = 1502 sq ft / 139.5 sq m
 Garage = 267 sq ft / 24.8 sq m
 Total = 1769 sq ft / 164.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Country Properties. REF: 1117788



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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