



Flitwick Road

Westoning,
Bedfordshire, MK45 5AB
Guide Price £900,000

COUNTRY PROPERTIES
PART OF HUNTERS
EXCLUSIVE

Set on the outskirts of the village with views over fields to front, this individually-built detached family home has the benefit of no upper chain and features five double bedrooms, four separate receptions and a sizeable garage/workshop to rear (30ft x 22ft), this versatile building lends itself to a number of uses and may offer potential for a separate dwelling/annexe conversion (subject to necessary consent). The generous accommodation includes a 24ft dual aspect living room, dining room and cosy snug leading to a study (great for those working from home). There is a 21ft fitted kitchen/breakfast room with a range of integrated appliances (as stated), useful utility and guest cloakroom/WC, whilst the first floor provides a generous triple aspect master suite with dressing room and bath/shower room, four further double bedrooms, family bathroom and separate shower room. Ample off road parking is provided via the gravelled driveway to front, in addition to the block paved drive to rear. EPC Rating: C.

- No upper chain
- 30ft x 22ft garage/workshop plus ample parking
- Dining room, cosy snug & study
- Useful utility plus guest cloakroom/WC
- Four further double bedrooms
- Field views to front
- 24ft dual aspect living room
- Fitted kitchen/breakfast room
- 23ft master suite with dressing room & bath/shower room
- Family bathroom plus separate shower room



Westoning benefits from a joint post office and store on the High Street with a traditional butcher's shop opposite. Located next to the lower school, a children's park is fenced off from the rest of the recreation ground. The village has two churches, two public houses/restaurants and a social club. Flitvale garden centre is located just within the boundary on the road to Flitwick. Commuters are well served by the mainline rail stations at nearby Flitwick and Harlington (1.3 and 2.5 miles) with trains to St Pancras within 45 minutes. Junction 12 of the M1 is 2.3 miles and London Luton International Airport is within 14 miles (approx.)

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque glazed leaded light effect insert and canopy porch over. Double glazed leaded light effect window to front aspect. Stairs to first floor landing with built-in storage cupboard beneath. Additional storage cupboard. Radiator. Wood flooring. Doors to living room, snug, dining room, kitchen/breakfast room and to:

GUEST CLOAKROOM/WC

Opaque double glazed leaded light effect window to front aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Storage cupboard. Recessed spotlighting to ceiling.

LIVING ROOM

Dual aspect via double glazed leaded light effect window to front and double glazed leaded light effect French doors to rear. Radiator. Television point. Wood flooring.

DINING ROOM

Double glazed leaded light effect window to rear aspect. Radiator. Wood flooring.

KITCHEN/BREAKFAST ROOM

Two double glazed leaded light effect windows and opaque double glazed leaded light effect door to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Space for range style oven with extractor above. A range of integrated appliances to include dishwasher, fridge/freezer and microwave. Wine rack. Breakfast bar. Wall and floor tiling. Radiator. Recessed spotlighting to ceiling. Part glazed door to:

UTILITY ROOM

Dual aspect via double glazed leaded light effect windows to side and rear. A range of base and wall mounted units with work surface area incorporating sink. Space and plumbing for washing machine. Wall and floor tiling.

SNUG

Two double glazed leaded light effect windows to front aspect. Radiator. Engineered wood flooring. Part glazed door to:

STUDY

Dual aspect via double glazed leaded light effect windows to front and side. Radiator. Engineered wood flooring.



FIRST FLOOR

LANDING

Double glazed leaded light effect window to front aspect. Hatch to loft. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.

BEDROOM 1

Triple aspect via double glazed leaded light effect windows to front and rear and opaque double glazed leaded light effect window to side. Two radiators. Doors to en-suite bathroom and to:

DRESSING ROOM

With hanging rails and shelving.

EN-SUITE BATH/SOWER ROOM

Opaque double glazed leaded light effect window to front aspect. Four piece suite comprising: Corner bath with mixer tap/shower attachment, walk-in shower with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and drawer unit beneath. Heated towel rail. Extractor. Recessed spotlighting to ceiling. Wall and floor tiling.

BEDROOM 2

Double glazed leaded light effect window to front aspect. Radiator. Large storage cupboard. Wood effect flooring.

BEDROOM 3

Double glazed leaded light effect window to rear aspect. Radiator. Wood effect flooring.

BEDROOM 4

Double glazed leaded light effect window to rear aspect. Radiator. Wood effect flooring.

BEDROOM 5

Double glazed leaded light effect window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed leaded light effect 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 and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.





SHOWER ROOM

Three piece suite comprising: Corner shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage cupboard beneath. Wall and floor tiling. Recessed spotlighting to ceiling. Extractor.

OUTSIDE

REAR GARDEN

Large paved patio seating area. Remainder mainly laid to lawn. Various shrubs. Enclosed by timber fencing and brick walling.

GARAGE/WORKSHOP

Electrically operated roller door. Two windows to either side aspect. Opaque double glazed personal door to side aspect. Power and light.

OFF ROAD PARKING

Off road parking for numerous vehicles via gravelled driveway to front of property and further block paved/hard standing area to rear.

Current Council Tax Band: G.

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 drivers 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.

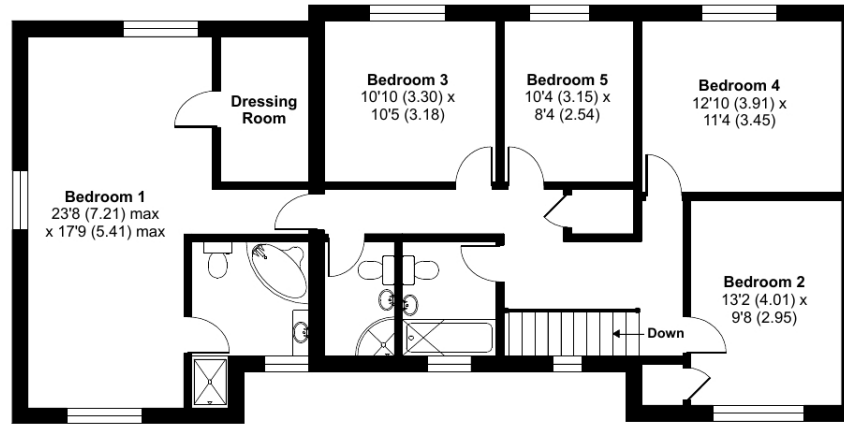
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



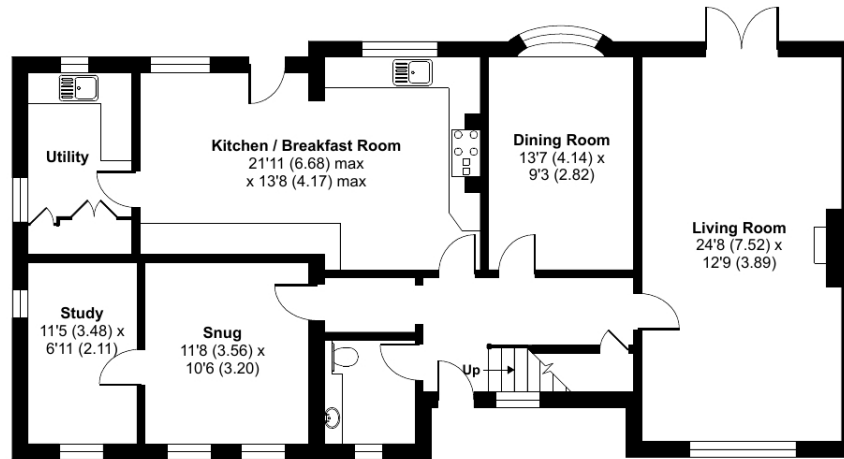


Total = 3102 sq ft / 288.2 sq m (includes garage)

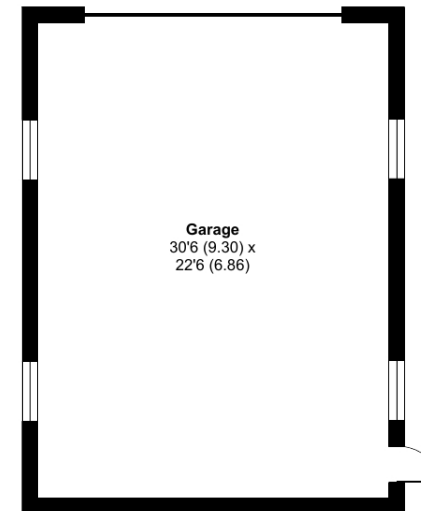
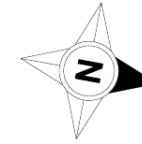
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FIRST FLOOR



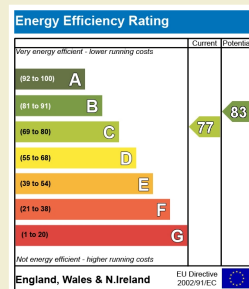
GROUND FLOOR



Garage
30'6 (9.30) x
22'6 (6.86)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2022. Produced for Country Properties. REF: 850107



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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

