



The Brambles

Wardhedges, Flitton,
Bedfordshire, MK45 5BQ
£550,000

COUNTRY PROPERTIES
PART OF HUNTERS

This attractive double-fronted home is set on a modern development bordering fields, within a desirable hamlet. The well presented accommodation features two separate receptions, both of which are dual aspect, a refitted kitchen with breakfast area and a range of integrated appliances (as stated), plus guest cloakroom/WC. There are four bedrooms to the first floor, the master having the benefit of an en-suite shower room whilst the second features a walk-in wardrobe/dressing area, and a family bathroom with four piece suite. The enclosed garden enjoys a southerly aspect and off road parking is provided via a garage and partially covered block paved driveway. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque glazed inserts. Two radiators. Stairs to first floor landing with built-in storage cupboard beneath. Open access with steps down to kitchen/breakfast room. Part glazed double doors to living room. Further doors to dining room and to:

GUEST CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with tiled splashback. Extractor. Tiled floor.

LIVING ROOM

Dual aspect via double glazed window to front and double glazed French doors and windows to side, leading to garden. Two radiators.

DINING ROOM

Dual aspect via double glazed windows to front and side. Radiator.

KITCHEN/BREAKFAST ROOM

Two double glazed windows to side aspect. Refitted with a range of base and wall mounted units with granite work surface areas incorporating recessed sink with mixer tap. Tiled splashbacks. Built-in oven and hob with extractor over. Integrated dishwasher and washing machine. Breakfast bar area with granite top, also providing additional storage beneath. Wall mounted gas fired combination boiler. Vertical radiator. Tiled floor. Recessed spotlighting to ceiling. Part glazed door to side aspect.

FIRST FLOOR

LANDING

Two built-in storage cupboards. Radiator. Hatch to loft with ladder and light.

BEDROOM 1

Double glazed window to front aspect. Radiator.

EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle, close coupled WC and pedestal wash hand basin. Tiled splashbacks. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.



BEDROOM 2

Double glazed window to side aspect. Radiator.
Open access to:

DRESSING AREA

Fitted hanging rails and shelving. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

BEDROOM 4

Double glazed window to side aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect.
Four piece suite comprising: Bath with mixer tap/shower attachment, shower cubicle, close coupled WC and pedestal wash hand basin.
Tiled splashbacks. Recessed spotlighting to ceiling. Radiator. Wood effect flooring.

OUTSIDE

ENCLOSED GARDEN

Southerly aspect. Paved patio seating area leading to lawn. Shrub borders. Enclosed by timber fencing and brick walling with gated side access leading to front of property. Step down to gated side access to off road parking.

GARAGE

Up and over door. Power and light.

OFF ROAD PARKING

Partially covered block paved driveway providing off road parking for two vehicles.

Council Tax Band: E.

Estate Management Charge: £20 per month (TBC).

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.

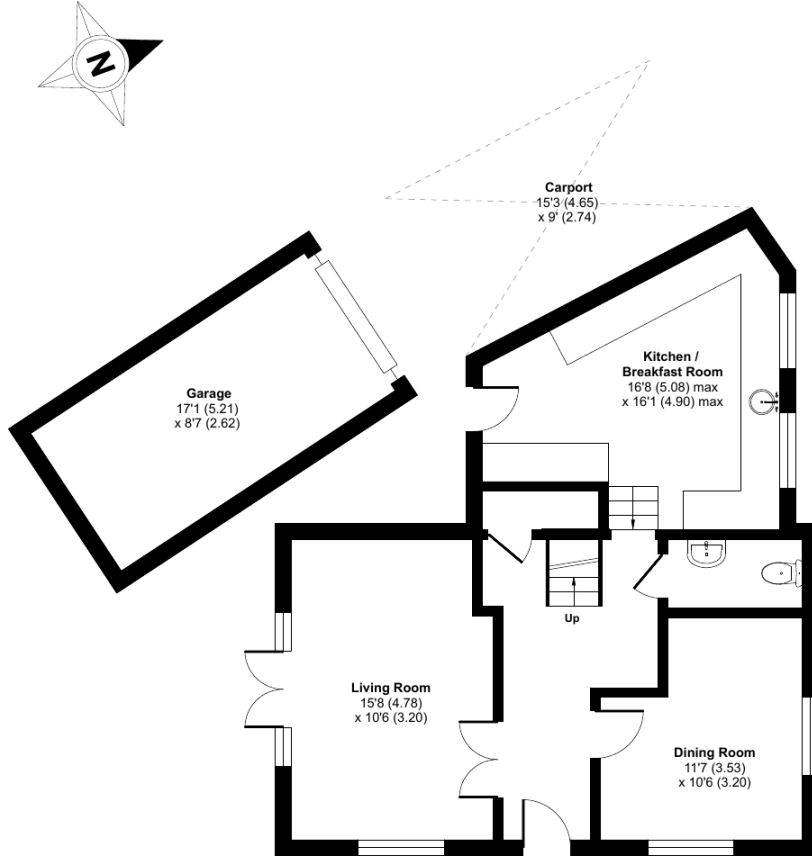
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

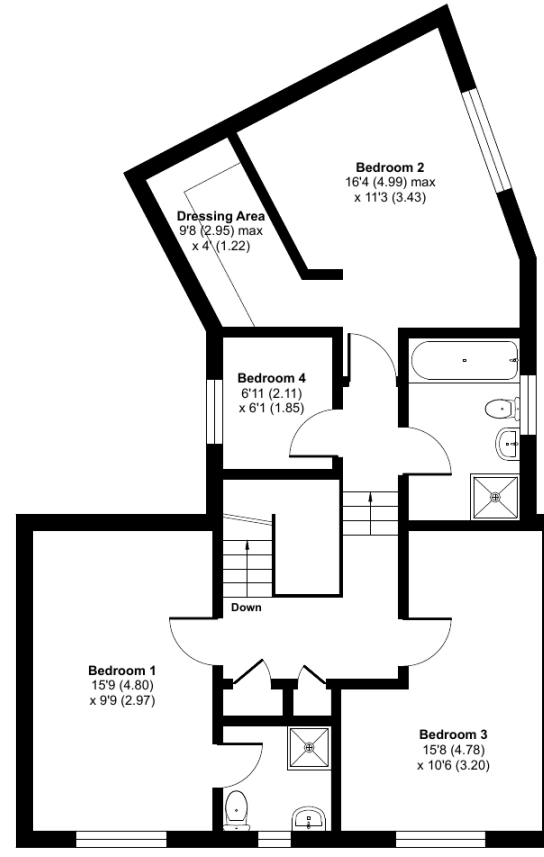


Approximate Area = 1549 sq ft / 144 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	86
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 892759



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

