



Beaumont Road

Flitwick,
Bedfordshire, MK45 IWD
Offers in Region of £570,000

country
properties

This modern detached family home features a double garage, ample driveway parking and an electric vehicle charging point. With four good-sized bedrooms and four receptions, the well-proportioned accommodation includes a bay fronted living room with feature fireplace and double doors to dining room, useful study (ideal for those working from home or would make a cosy snug) and conservatory style sun room with solid roof, making it ideal for year-round use and a great additional entertaining space. The fitted kitchen incorporates a breakfast bar for informal dining, there is a ground floor cloakroom/WC and first floor family bathroom, in addition to an en-suite shower room to the principal bedroom. Mainly laid to lawn, the enclosed rear garden enjoys a south-westerly aspect and includes a decked seating area with pergola over. Proximity to the town centre amenities makes the property a great choice for families and commuters, with the mainline rail station, large supermarket and both the lower and middle school all within just 0.3 miles.

EPC Rating: C.

- Four bedrooms (principal with en-suite shower room)
- Four separate receptions
- Modern fitted kitchen
- Ground floor cloakroom
- First floor family bathroom
- Rear garden with south-westerly aspect
- Double garage, driveway and electric vehicle charging point
- Convenient for town centre amenities



GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts, sidelights and toplight. Radiator. Wood effect flooring. Stairs to first floor landing. Doors to kitchen, study, cloakroom/WC and to:

LIVING ROOM

Walk-in bay with double glazed windows to front aspect. Feature fireplace surround housing electric fire. Radiator. Double doors to:

DINING ROOM

Radiator. Door to kitchen. Double doors to:

SUN ROOM

Of part brick construction with double glazed windows and French doors to rear garden. Two skylights. Two wall mounted electric heaters. Recessed spotlighting to ceiling. Door to:

KITCHEN

Opaque double glazed door and window to rear aspect/sun room. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap, and five ring gas hob with extractor over. Tiled splashbacks. Built-in double oven. Space for fridge/freezer and washing machine. Breakfast bar. Wood effect flooring. Recessed spotlighting to ceiling. Built-in under stairs storage cupboard.

STUDY

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

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Tiled splashbacks. Heated towel rail. Floor tiling.

FIRST FLOOR

LANDING

Doors to all bedrooms and family bathroom.



BEDROOM 1

Double glazed window to front aspect.
Built-in triple wardrobe. Radiator. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit and rainfall style showerhead, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Extractor. Heated towel rail. Wood effect flooring.

BEDROOM 2

Double glazed window to front aspect.
Radiator. Built-in triple wardrobe.

BEDROOM 3

Double glazed window to rear aspect.
Radiator.

BEDROOM 4

Double glazed window to rear aspect.
Radiator.

FAMILY BATHROOM

Opaque double glazed window to rear 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. Extractor. Recessed spotlighting to ceiling. Wood effect flooring.



OUTSIDE

FRONT GARDEN

Lawn area with central pathway leading to front entrance door. Gated side access.

REAR GARDEN

48' x 37' (14.63m x 11.28m) approx. Mainly laid to lawn. Raised decked seating area with pergola over. Paved area. Shrub borders. Enclosed by timber fencing and brick walling with gated side access.

DOUBLE GARAGE

Detached brick-built garage with pitched, tiled roof. Twin metal up and over doors. Power and light.

OFF ROAD PARKING

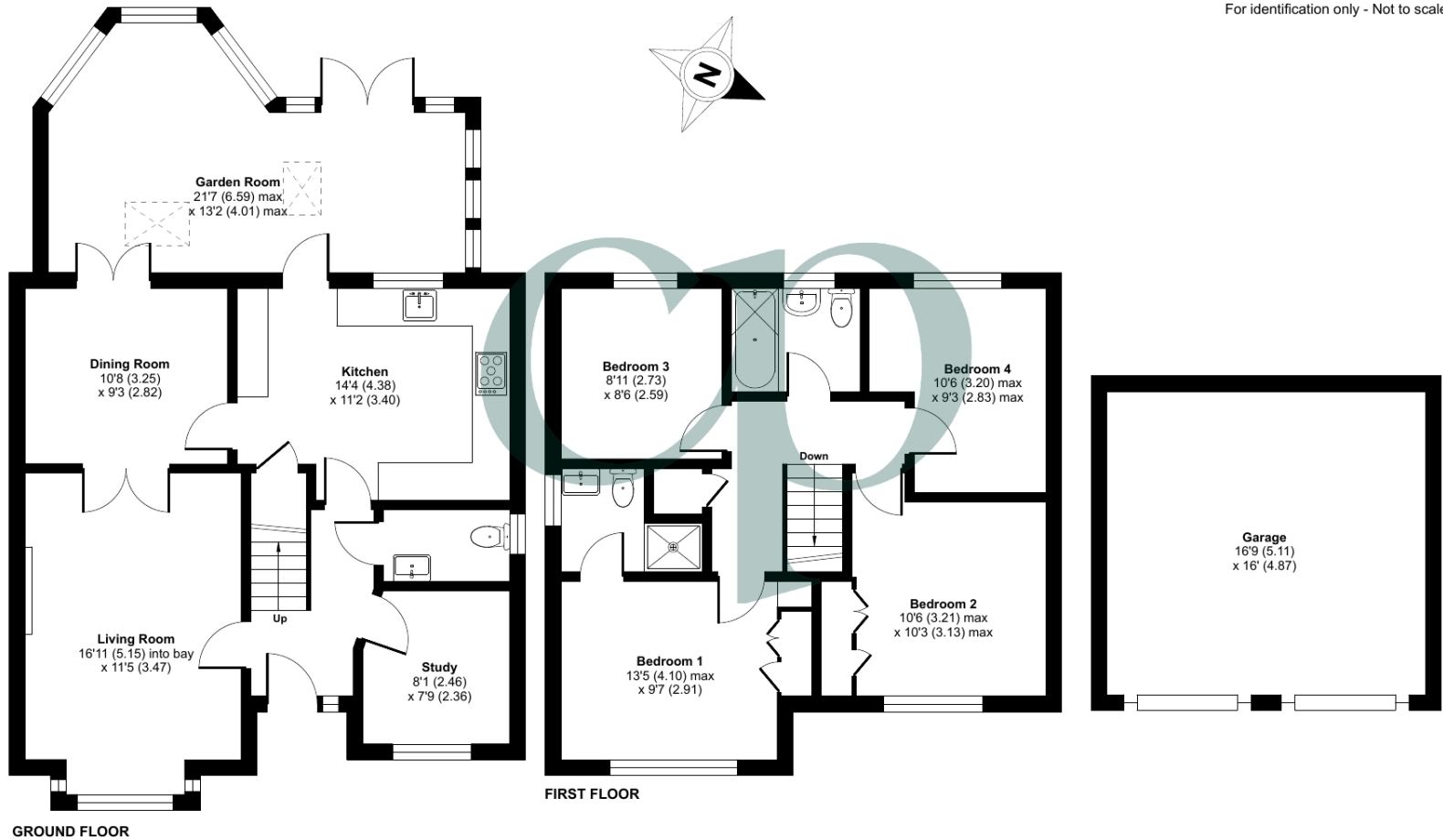
Driveway providing off road parking and access to double garage. Electric vehicle charging point.

Council Tax Band: F.

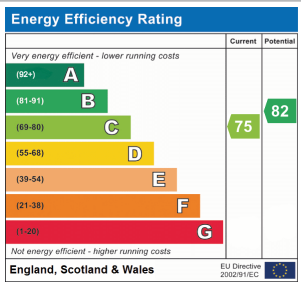




Approximate Area = 1446 sq ft / 134.3 sq m
Garage = 268 sq ft / 24.8 sq m
Total = 1714 sq ft / 159.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Country Properties. REF: 1262343



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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