



# Mersey Close

Flitwick,  
Bedfordshire, MK45 1EG

Guide Price **£425,000**

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This extended semi-detached home offers a blend of versatile living and modern comfort, boasting two inviting receptions, four bedrooms and two shower rooms, designed to meet the needs of a growing family. There is a spacious living room with French doors leading directly to the rear garden, and a generous 19ft open plan kitchen/dining room complemented by a range of integrated appliances (as stated) and breakfast bar seating area for casual dining. Both rooms are linked via a further reception that can be used as a family/playroom, home office, or formal sitting area, catering to your lifestyle requirements. For added convenience, the ground floor also features a handy cloakroom/WC, perfect for guests. There are three double bedrooms on the first floor (the principal with en-suite shower room), whilst the fourth single bedroom could double as a useful study, plus a further shower room. Outside, the part walled garden enjoys a south-westerly aspect, perfect for al fresco dining, whilst the driveway and garage provide parking and extra storage, rounding off this exceptional family home. EPC: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed inserts. Stairs to first floor landing with built-in storage cupboard beneath. Further storage cupboard. Radiator. Wood effect flooring. Doors to kitchen/dining room, living room and to:

### CLOAKROOM/WC

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

### KITCHEN/DINING ROOM

Two double glazed windows to front aspect. Part double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and ceramic hob with extractor over - extending to create a peninsula breakfast bar. Built-in double oven. Integrated dishwasher and washing machine. Space for fridge/freezer. Two radiators. Wood effect flooring. Multi pane glazed triple bi-fold doors to:

### FAMILY ROOM

Double glazed windows to side and rear aspects. Radiator. Wood effect flooring. Multi pane glazed door to:

### LIVING ROOM

Double glazed window and French doors with matching sidelights to rear aspect. Radiator.

## FIRST FLOOR

### LANDING

Hatch to loft. Doors to all bedrooms and shower room.

### BEDROOM 1

Double glazed window to side aspect. Built-in double wardrobe. Radiator. Door to:

### EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: walk-in shower, WC with concealed cistern and wash hand basin with mixer tap and drawer unit beneath. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

### BEDROOM 2

Double glazed window to rear aspect. Radiator.

### BEDROOM 3

Double glazed window to front aspect. Radiator.

### BEDROOM 4

Double glazed window to rear aspect. Radiator.



## SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: walk-in shower, WC with concealed cistern and wash hand basin with mixer tap and storage cupboard beneath. Heated towel rail. Recessed spotlighting to ceiling. Wall tiling.

## OUTSIDE

### FRONT GARDEN

Mainly laid to lawn. Pathways leading to front entrance door and to gated side access. Outside light and cold water tap.

### REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a paved patio seating area with steps up to raised lawn. Timber deck. Various shrubs. Enclosed by walling and fencing.

### GARAGE

Brick-built garage with pitched, tiled roof. Metal up and over door.

### OFF ROAD PARKING

Hardstanding driveway providing off road parking and access to garage.

Council Tax Band: C(i).

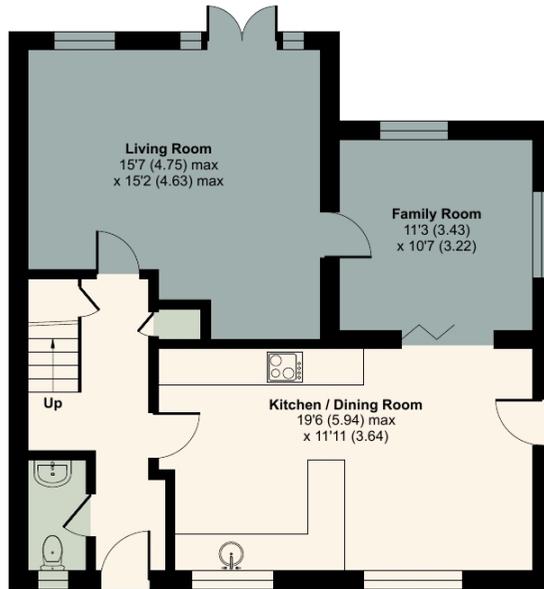




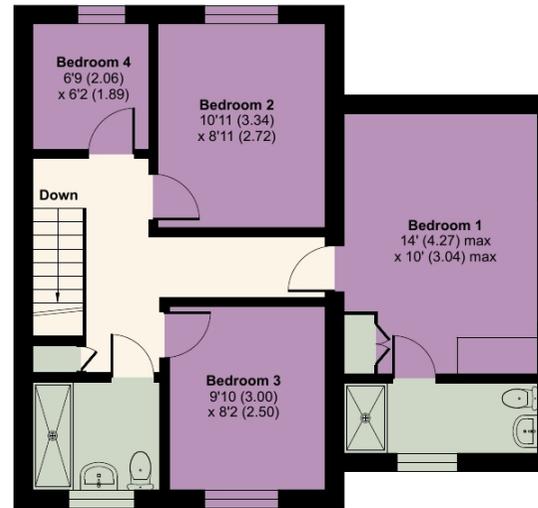
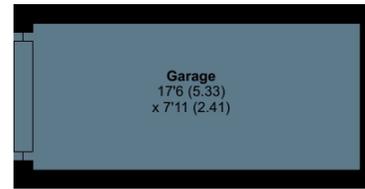
Approximate Area = 1298 sq ft / 120.5 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Total = 1436 sq ft / 133.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Country Properties. REF: 1430338



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## Viewing by appointment only

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