



High Street

Flitwick,
Bedfordshire, MK45 1DX

Guide Price **£400,000**

country
properties

This chain-free semi detached home offers approx. 1,430 sq.ft of accommodation including generous open plan reception space with the 22ft living room having a feature brick fireplace housing log burning stove, and a dual aspect dining/family room with French doors to rear. There is a fitted kitchen and cloakroom/WC, whilst the former garage has been converted to create a utility area/useful storage space. There are four well-proportioned bedrooms on the first floor, the principal with a range of built-in wardrobes, plus family bathroom. Enjoying a south-westerly aspect, the enclosed rear garden is mainly laid to lawn with a paved patio seating area, and ample parking is provided via the gravelled frontage, whilst Redborne Upper School on the Flitwick/Amphill border is 0.7 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via part opaque double glazed entrance door. Radiator. Floor tiling. Doors to utility/store, inner lobby and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: WC and wash hand basin with mixer tap and tiled splashback. Wall cabinet. Floor tiling.

UTILITY/STORE (FORMER GARAGE)

Double glazed window to front aspect. Part double glazed door to side aspect. Space and plumbing for washing machine. Workbench. Wall mounted gas fired boiler.

INNER LOBBY

Floor tiling. Open access to living room and to:

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Space for cooker, dishwasher and American style fridge/freezer. Wall and floor tiling. Recessed spotlighting to ceiling.

LIVING ROOM

Double glazed window to rear aspect. Feature brick-built fireplace housing log burning stove, set on tiled hearth. Radiator. Air conditioning unit. Open tread staircase to first floor landing. Open access to:

DINING/FAMILY ROOM

Dual aspect via double glazed window to side and double glazed French doors to rear. Two radiators. Wood effect flooring.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Hatch to loft. Built-in storage cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Built-in wardrobes. Radiator.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.



BEDROOM 4

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and shower over, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Additional fitted storage. Heated towel rail. Wall and floor tiling.

OUTSIDE

REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a paved patio area with brick retaining wall/raised beds and step up to lawned garden. Tree and shrubs. Enclosed by timber fencing with gated side access.

OFF ROAD PARKING

Gravelled frontage providing off road parking for up to four vehicles. Paved area leading to entrance door. Small shrub bed. Gated side access to rear garden.

Current Council Tax Band: D.



Approximate Area = 1429 sq ft / 132.7 sq m

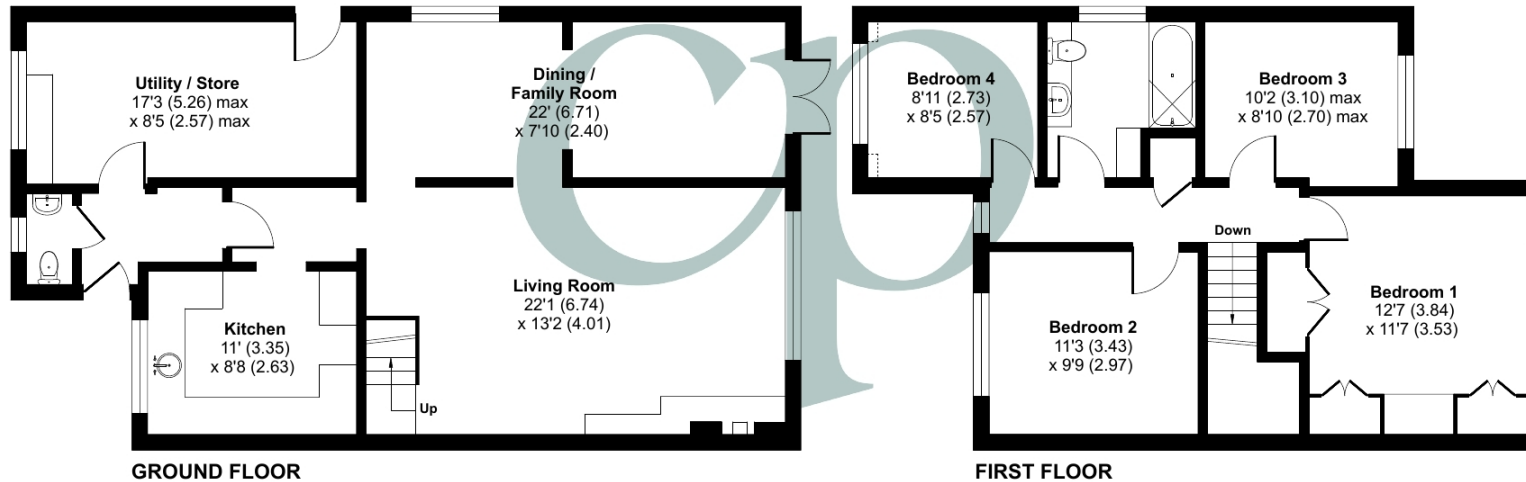
Limited Use Area(s) = 3 sq ft / 0.2 sq m

Total = 1430 sq ft / 132.7 sq m

For identification only - Not to scale



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	A	80	
(81-91)			
(69-80)			
(55-68)			
(39-54)	D	67	
(21-38)			
(1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Country Properties. REF: 1329029

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

country
properties