



Beaumont Road

Flitwick,
Bedfordshire, MK45 1AL

Guide Price **£550,000**

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properties

Pleasantly situated in a cul-de-sac location, handy for the town centre amenities, this well presented detached family home offers well-proportioned accommodation including a 17'1" (max) bay fronted living room with double doors to the 25'6" open plan kitchen/dining room. Perfect for entertaining, the space includes a range of fitted units with quartz work surfaces and integrated appliances adding to the sleek appearance, and French doors leading out to the enclosed rear garden with composite decked patio and artificial lawn providing ease of maintenance, plus versatile garden studio. There are four bedrooms to the first floor, the principal with en-suite facilities, plus a second shower room. Parking is provided via the adjacent garage (with electric door) and driveway. The mainline rail station, providing a direct service to St Pancras International, is within 0.4 miles. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts, opaque double glazed top and sidelights, and canopy over. Radiator. Wood effect flooring. Stairs to first floor landing. Glazed doors to study, living room and kitchen/dining room. Further door to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap, tiled splashback and storage beneath. Radiator. Wood effect flooring.

STUDY

Double glazed window to front aspect. Radiator.

LIVING ROOM

Walk-in bay with double glazed windows to front aspect. Feature fireplace surround housing gas coal effect fire. Radiator. Glazed double doors to:

KITCHEN/DINING ROOM

Double glazed window, part glazed door and double glazed French doors to rear aspect. A range of base and wall mounted units with quartz work surface areas incorporating recessed sink with mixer tap and routed drainer, and induction hob with extractor over. Built-in oven and microwave. Integrated dishwasher, washing machine and fridge/freezer. Built-in under stairs storage cupboard. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Hatch to loft with pull-down ladder and light (also housing gas fired boiler). Built-in cupboard. Doors to all bedrooms and shower room.

BEDROOM 1

Double glazed window to front aspect. Built-in wardrobe. Radiator. Wood effect flooring. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail.



BEDROOM 2

Double glazed window to front aspect. Built-in wardrobe. Radiator. Wood effect flooring.

BEDROOM 3

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

BEDROOM 4

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

SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Laid to artificial lawn with central pathway leading to front entrance door.

REAR GARDEN

Immediately to the rear of the property is a composite decked seating area leading to artificial lawn. Paved pathway leading to outbuilding/garden studio and to gated side access. Enclosed by brick walling and timber fencing.

OUTBUILDING/GARDEN STUDIO

Dual aspect via double glazed French doors to front and double glazed window to side. Wall and base mounted units. Wood effect flooring. Power and light.

GARAGE

Electric roller door. Power and light. Eaves storage.

OFF ROAD PARKING

Driveway to side providing off road parking and access to garage.

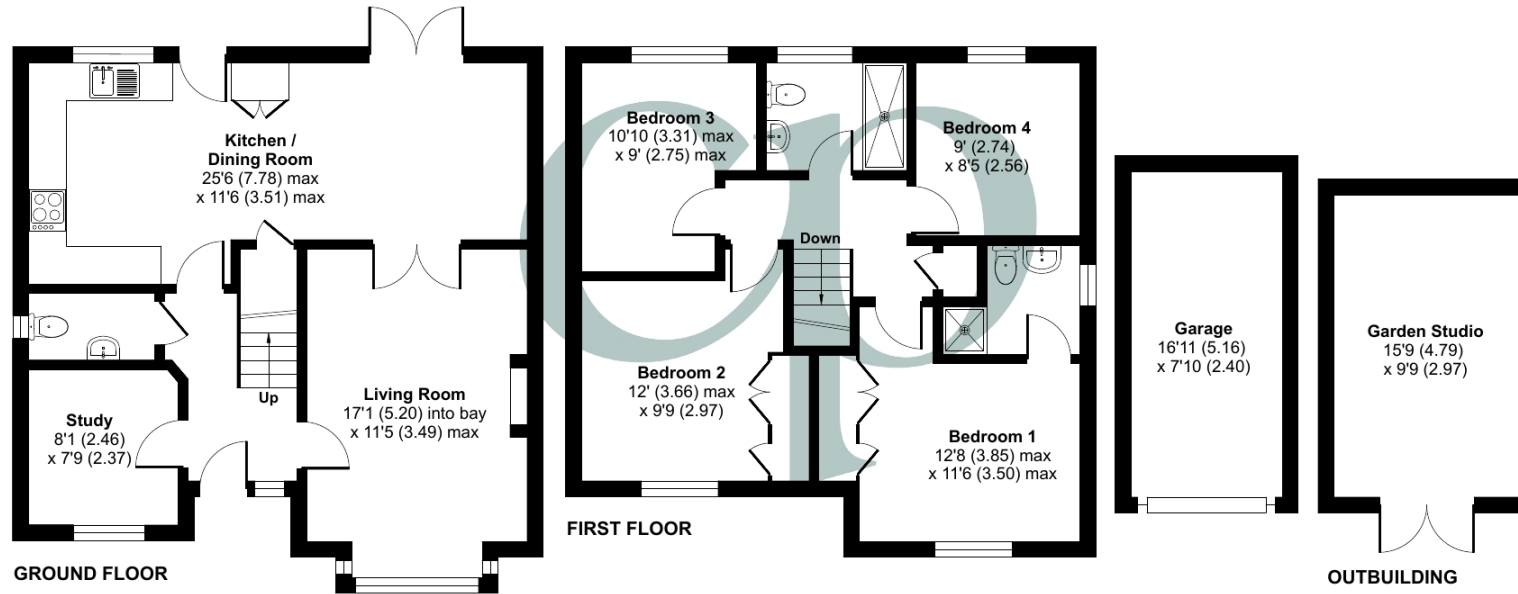
Current Council Tax Band: E.





Approximate Area = 1229 sq ft / 114.1 sq m
Garage = 133 sq ft / 12.3 sq m
Outbuilding = 152 sq ft / 14.1 sq m
Total = 1514 sq ft / 140.5 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	76	86
A		
(81-91)		
B		
(69-80)	76	86
C		
(55-68)		
D	76	86
(39-54)		
E		
(21-38)	76	86
F		
(1-20)	76	86
G		
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). © n̄checon 2025. Produced for Country Properties. REF: 1299088

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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