



Churchill Drive
Flitwick,
Bedfordshire, MK45 1FZ
£400,000

country
properties

Set on a popular modern development towards the town outskirts, yet within just 1 mile of the mainline rail station at its heart, this semi detached home offers well presented accommodation over three floors. The spacious hallway leads to an attractive fitted kitchen with space for breakfast table and includes a range of integrated appliances creating a streamlined look, living room with French doors to rear, and cloakroom/WC. There are two bedrooms to the first floor along with a stylish family bathroom, whilst the principal bedroom suite with built-in wardrobes and shower room occupies the entire second floor. Designed for ease of maintenance, the enclosed rear garden features a generous patio seating area complete with hot tub and an artificial lawn, whilst off road parking is provided via the adjacent driveway. EPC Rating: B.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert and canopy porch over. Radiator. Stairs to first floor landing. Built-in storage cupboard. Wood effect flooring. Doors to kitchen/breakfast room, living room and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Radiator. Extractor.

KITCHEN/BREAKFAST ROOM

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. Tiled splashbacks. Built-in double oven and five ring gas hob with extractor over. Integrated fridge/freezer, dishwasher and washing machine. Floor tiling.

LIVING ROOM

Double glazed French doors to rear aspect with matching sidelights and top openers. Radiator. Wood effect flooring.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Radiator. Doors to two bedrooms, bathroom and inner lobby.

BEDROOM 2

Two double glazed windows to rear aspect. Radiator.

BEDROOM 3

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

FAMILY BATHROOM

Three piece suite comprising: Bath with wall mounted shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

INNER LOBBY

Double glazed window to front aspect. Radiator. Stairs to second floor.



SECOND FLOOR

BEDROOM 1

Double glazed window to front aspect. Double glazed skylight. Built-in mirror fronted wardrobes. Radiator. Door to:

EN-SUITE SHOWER ROOM

Double glazed skylight. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

OUTSIDE

FRONT GARDEN

Small gravelled area. Part enclosed by mature hedging. Gated side access to rear garden.

REAR GARDEN

Immediately to the rear of the property is a large paved patio area leading to artificial lawn. Hot tub. Outside lighting, power point and cold water tap. Garden shed. Enclosed by timber fencing and brick walling with gated access to front.

OFF ROAD PARKING

Driveway to side providing off road parking.

Current Council Tax Band: D.
Estate/Management Charge: approx. £180 per annum (TBC).

A one-off payment to the Management Company of approx. £730 (TBC) will be required upon completion of purchase, to include a Certificate of Compliance.

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.

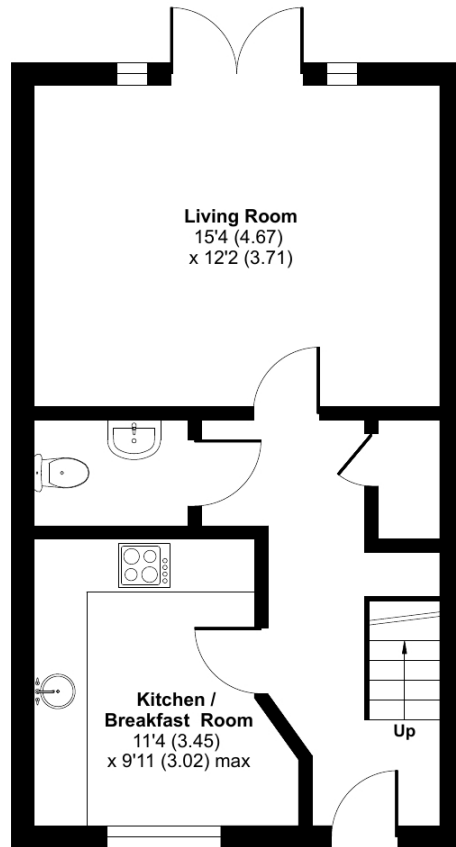


Approximate Area = 1141 sq ft / 106 sq m
 Limited Use Area(s) = 10 sq ft / 0.9 sq m
 Total = 1151 sq ft / 106.9 sq m

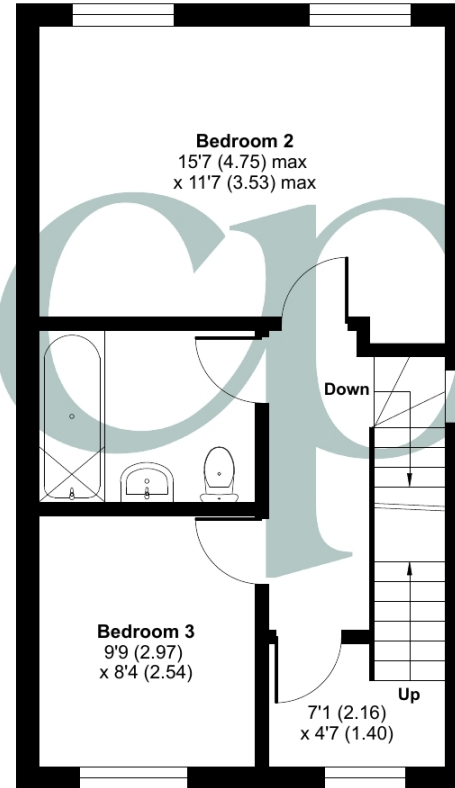
For identification only - Not to scale



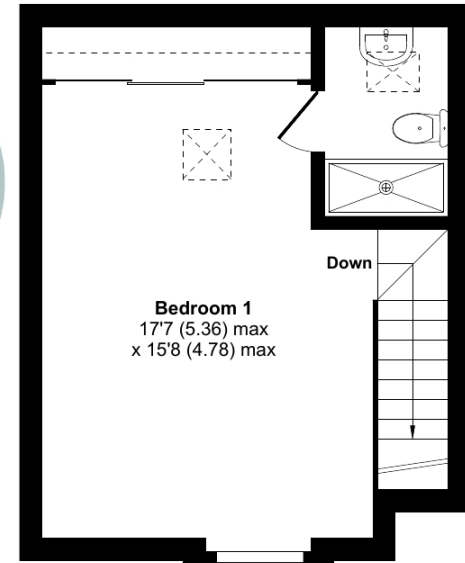
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 2024. Produced for Country Properties. REF: 1155514

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

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