



Millards Close

Flitwick,
Bedfordshire, MK45 1AS
Offers Over £500,000

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properties

Tucked away in a cul-de-sac location, this link-detached property has undergone much improvement including extensions to both front and rear to create a spacious family home. With an emphasis on room to relax and entertain, the accommodation now features a 20ft dual aspect living room with contemporary feature fireplace and bi-fold doors providing the option to merge the adjoining dining room. This in turn leads to the garden room with integrated speakers and mood lighting, perfect for parties or simply as a space to unwind. There is a fitted kitchen with granite work surfaces and open access to utility room, plus a ground floor cloakroom/WC. All four of the bedrooms offer fitted storage, and there is also a bathroom and separate shower room on the first floor. The part walled, landscaped rear garden enjoys a south-westerly aspect and parking is provided via the attached garage and block paved frontage. Flitwick's mainline rail station and further town centre amenities are within just 0.6 miles. EPC Rating: C.



- 20ft living room with bi-fold doors to dining room
- Fitted kitchen with granite work surfaces and adjacent utility room
- Garden room with mood lighting
- Ground floor cloakroom/WC
- Four bedrooms, all with fitted storage
- First floor bathroom plus separate shower room
- Garage & block paved driveway
- Landscaped rear garden with south-westerly aspect

GROUND FLOOR

ENTRANCE HALL

Accessed via part opaque double glazed leaded light effect front entrance door with canopy over. Two radiators. Part Karndeian wood effect flooring. Stairs to first floor landing with decorative balustrade and storage cupboard beneath. Additional storage cupboard with power and light, housing water softener. Recessed spotlighting to ceiling. Glazed doors to living room and kitchen. Further door to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Karndeian wood effect flooring. Recessed spotlighting to ceiling. Extractor.

LIVING ROOM

Dual aspect via double glazed bow window to front and two double glazed windows to side. Contemporary living flame effect gas fire with marble surround. Radiator. American maple glazed bi-fold doors to:

DINING ROOM

Double glazed window to side aspect. Oak flooring and skirting. Feature upright radiator. Glazed door to kitchen. Open access to:

GARDEN ROOM

Double glazed windows to side and rear aspects. Double glazed door to front aspect. Double glazed French doors to side aspect, leading to garden. Oak flooring and skirting. Vaulted ceiling with recessed spotlighting and speakers plus ceiling light/fan. Additional mood lighting. Feature column style radiator.

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with granite work surface areas incorporating recessed stainless steel sink with mixer tap and routed drainer. Wall tiling. Built-in Neff oven/combination oven and four ring gas hob with extractor above. Integrated dishwasher. Recessed spotlighting to ceiling. Karndeian tile effect flooring. Feature radiator. Built-in storage cupboard. Open access to:

UTILITY ROOM

Double glazed window and door to rear aspect. A range of base and wall mounted units with work surface area incorporating butler style sink with mixer tap. Wall tiling. Space for washing machine, refrigerator and freezer. Karndeian tile effect flooring. Courtesy door to garage.

FIRST FLOOR

LANDING

Double glazed bow window to side aspect. Two light tunnels. Recessed spotlighting to ceiling with hatch to loft. Built-in airing cupboard housing water tank. Doors to all bedrooms, bathroom and shower room.



BEDROOM 1

Double glazed window to rear aspect. A range of fitted wardrobes and drawers. Radiator. Ceiling light/fan.

BEDROOM 2

Double glazed window to side aspect. Fitted wardrobes and dressing table with storage above. Radiator.

BEDROOM 3

Double glazed window to front aspect. Fitted storage cupboards. Radiator. Ceiling light/fan.

BEDROOM 4

Double glazed window to front aspect. Fitted wardrobes. Radiator. Recessed spotlighting to ceiling.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with shower unit over, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor. Tile effect flooring.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Additional fitted storage. Wall tiling. Recessed spotlighting to ceiling. Extractor. Shaver socket. Heated towel rail. Tile effect flooring.



OUTSIDE

REAR GARDEN

South-westerly aspect. Laid to paving with raised beds housing a variety of plants and shrubs. Outside lighting, power point and cold water tap. Enclosed by fencing and walling with gated access to front.

GARAGE

Wooden double doors with opaque glazed inserts. Part opaque glazed courtesy door to utility room. Power and light. Wall mounted fuse box.

OFF ROAD PARKING

Block paved frontage providing off road parking for two vehicles. Shingle border. Various shrubs. Outside light and cold water tap. Part enclosed by low level walling and fencing. Gated access to rear garden.

Current Council Tax Band: E.

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.

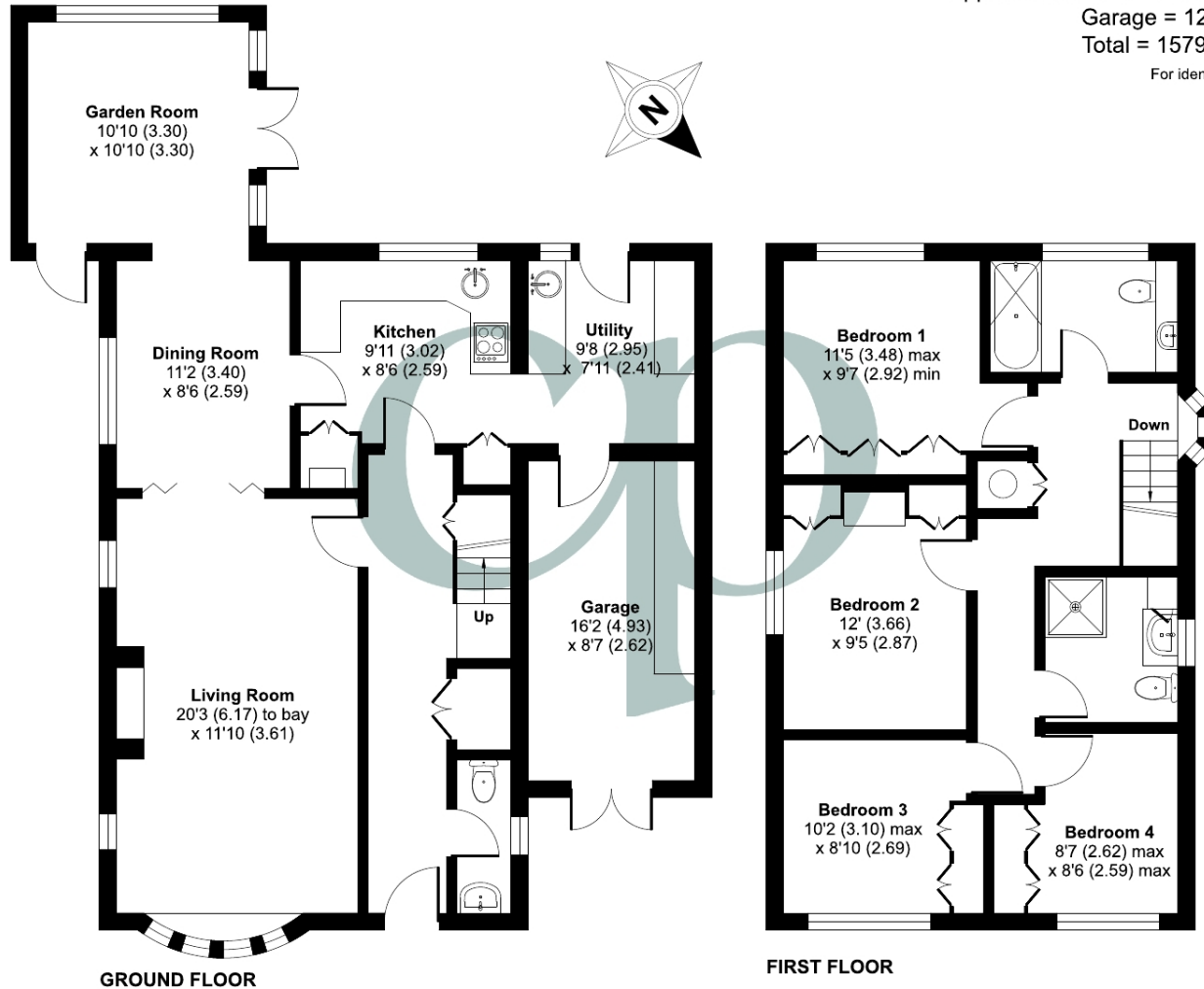
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

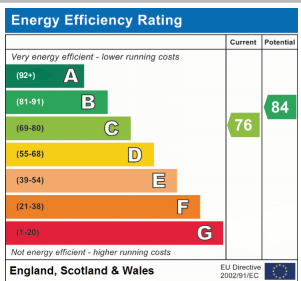




Approximate Area = 1451 sq ft / 134.8 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1579 sq ft / 146.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1092277



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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