Ryder Way

Flitwick,
Bedfordshire, MK45 1GN
£650,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set on the town outskirts, this detached family home of approx. 2400 sq.ft (inc. garage) offers great versatility with accommodation over three floors. Both the spacious dual aspect living room and the stylish fitted kitchen/diner feature bi-fold doors to rear, allowing entertaining to extend into the enclosed garden. In addition, there is a separate family room plus a study (great for those working from home) as well as a useful utility and guest cloakroom/WC. There are five bedrooms (two with the benefit of private en-suite facilities) plus a four piece family bathroom to the first floor whilst the second floor offers two additional rooms providing the option to use for recreational activities such as a games room/gym or as additional bedrooms. Off road parking is available via the adjacent 22ft garage and driveway. Ryder way is pleasantly situated close to countryside walks yet within 1 mile of the town centre amenities and mainline rail station (approx. 45 mins to London St Pancras). EPC Rating: B.

- Dual aspect living room with bi-fold doors to garden
- Separate family room plus study
- Fitted kitchen/dining room with a range of integrated appliances (as stated)
- Useful utility and guest cloakroom
- Five bedrooms (two with en-suite facilities)
- First floor family bathroom with four piece suite
- Two versatile second floor rooms
- Enclosed rear garden
- 22ft garage and driveway parking

GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed inserts and side panel. Radiator. Recessed spotlighting to ceiling. Stairs to first floor landing with fitted storage beneath. Doors to family room, study, living room, kitchen/dining room and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap. Part wood panelled walls. Extractor. Radiator.

FAMILY ROOM

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

STUDY

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

LIVING ROOM

Dual aspect via double glazed window to front and bi-fold doors to rear garden. Radiator. Television point.

KITCHEN/DINING ROOM

Double glazed window and bi-fold doors to rear aspect. A range of base and wall mounted units with quartz work surface areas incorporating 1½ bowl sink with mixer tap. Built-in electric double oven and five ring gas hob with extractor above. Integrated dishwasher and fridge/freezer. Wine rack. Island unit providing breakfast area. Fitted bench seating. Radiator. Recessed spotlighting to ceiling. Door to:

UTILITY ROOM

Georgian style opaque double glazed window to side aspect. A range of base units with quartz work surface area incorporating sink with mixer tap. Integrated washing machine. Cupboard housing gas fired boiler. Radiator.

FIRST FLOOR

LANDING

Georgian style double glazed window to front aspect. Radiator. Built-in airing cupboard housing water tank. Stairs to second floor landing. Doors to four bedrooms and family bathroom.

BEDROOM 1

Dual aspect via double glazed windows to front and rear. A range of fitted wardrobes and drawers. Radiator. Door to:

EN-SUITE BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath, shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Chrome effect heated towel rail.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Chrome effect heated towel rail.

BEDROOM 3

Double glazed window to font aspect. Radiator.

BEDROOM 4

Double glazed window to rear aspect. Radiator.

BEDROOM 5

Double glazed window to side aspect. Radiator.

SECOND FLOOR

LANDING

Built-in storage cupboard. Doors to both rooms.

GAMES ROOM

Double glazed window to side aspect. Two double glazed skylights. Radiator.

GYM

Two double glazed skylights. Radiator.

OUTSIDE

REAR GARDEN

Paved patio area. Mainly laid to lawn. Outside lighting and power point. Enclosed by walling and fencing. Gated side access.

FRONT GARDEN

Pathway leading to front entrance door. Mainly laid to decorative chippings. Attractive topiary. Outside lighting. Gated side access to rear garden.

GARAGE

Metal up and over door. Pitched and tiled roof. Power and light. Eaves storage. Opaque double glazed personal door to side aspect.

OFF ROAD PARKING

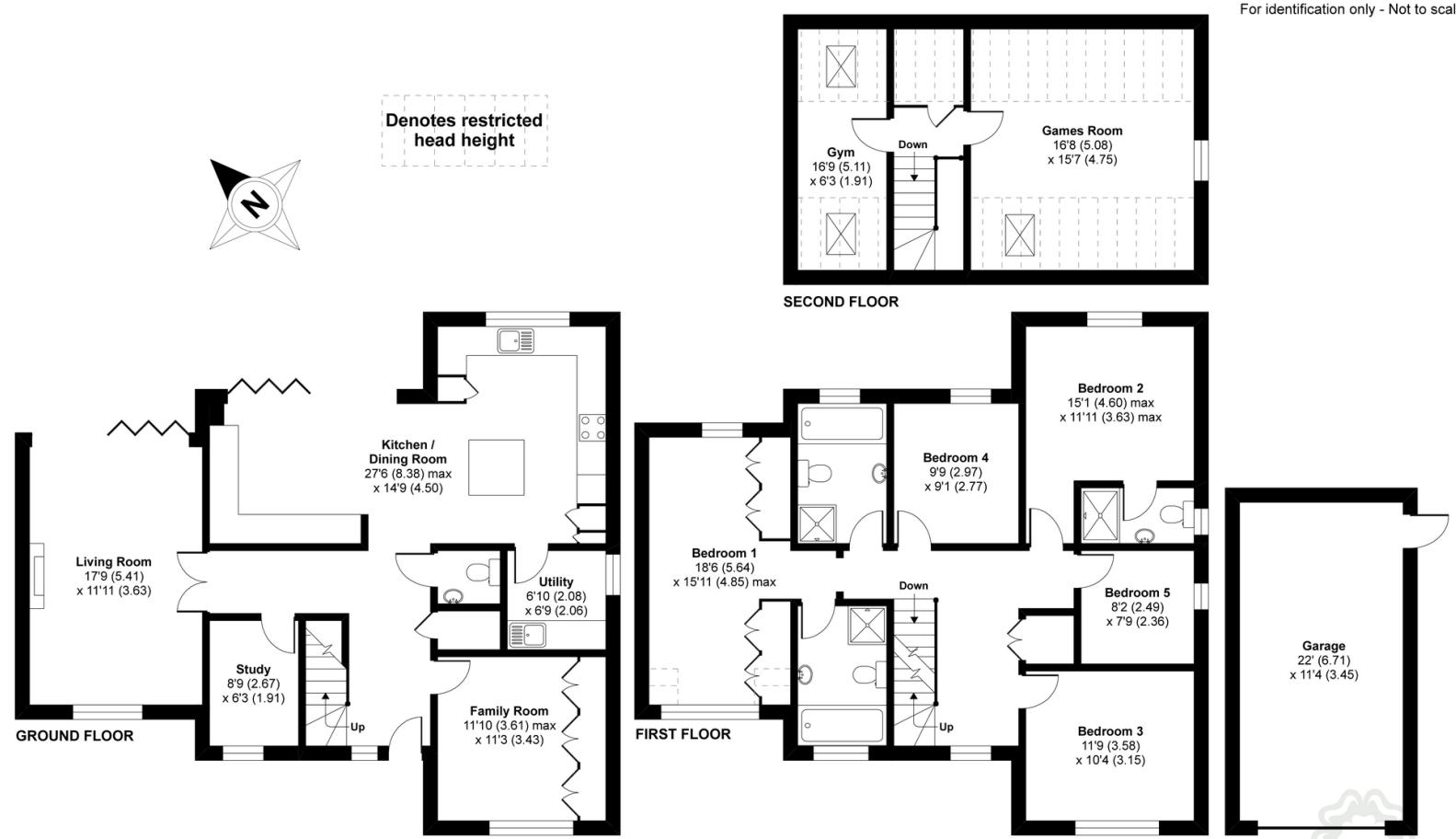
Hard standing driveway providing off road parking for approx. two vehicles.

Current Council Tax Band: G.

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 drivers 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 = 2408 sq ft / 223.7 sq m (includes garage)
Limited Use Area(s) = 261 sq ft / 24.2 sq m
Total = 2669 sq ft / 247.9 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 603262

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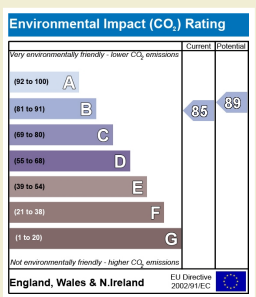

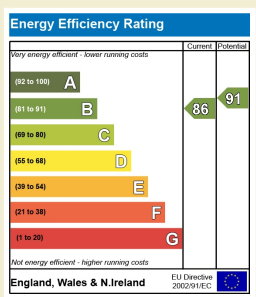

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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