



Beaumont Road

Flitwick,
Bedfordshire, MK45 1AL
£375,000

country
properties

Located in a popular area within easy reach of the town centre (0.4 miles), this end-terrace townhouse offers versatile and well-proportioned accommodation over three floors. At the heart of the home is a superb open-plan kitchen/dining room, featuring a partly vaulted ceiling with skylights and French doors opening onto the south-westerly facing rear garden — an ideal space for everyday living and entertaining. The ground floor also offers a bay-fronted living room and a convenient guest cloakroom/WC. There are two bedrooms and a family bathroom on the first floor, while the impressive principal bedroom suite occupies the entire second floor. This spacious area benefits from a dressing area with built-in storage and a private shower room, providing both comfort and practicality. Further benefits include allocated parking and an EPC rating of C.

GROUND FLOOR

ENTRANCE

Via front entrance door with opaque double glazed inserts to:

LIVING ROOM

Walk-in bay with double glazed windows to front aspect. Feature fireplace housing coal effect gas fire. Two radiators. Door to:

INNER LOBBY

Stairs to first floor landing. Radiator. Door to:

KITCHEN/DINING ROOM

Double glazed French doors to rear aspect with matching sidelights. Part vaulted ceiling with two skylights. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer. Tiled splashbacks. Built-in electric oven and gas hob with extractor over. Space for dishwasher, washing machine and fridge/freezer. Two radiators. Wood effect flooring. Recessed spotlighting to ceiling. Door to:

CLOAKROOM/WC

Opaque double glazed window to rear aspect. Two piece suite comprising: WC and wash hand basin. Radiator.

FIRST FLOOR

LANDING

Radiator. Doors to two bedrooms and family bathroom.

BEDROOM 2

Two double glazed windows to front aspect. Built-in wardrobe. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and shower over, WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Radiator. Tile effect flooring.



SECOND FLOOR

LANDING

Door to:

BEDROOM 1 (WITH DRESSING AREA)

Dual aspect via double glazed windows to front and rear. Skylight. Two radiators. Two built-in wardrobes, plus storage cupboard. Hatch to roof void. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to rear aspect. Four piece suite comprising: Shower cubicle with shower unit, WC, bidet and pedestal wash hand basin with mixer tap. Tiled splashbacks. Tile effect flooring. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Laid to gravel. Pathway leading to front entrance door.

REAR GARDEN

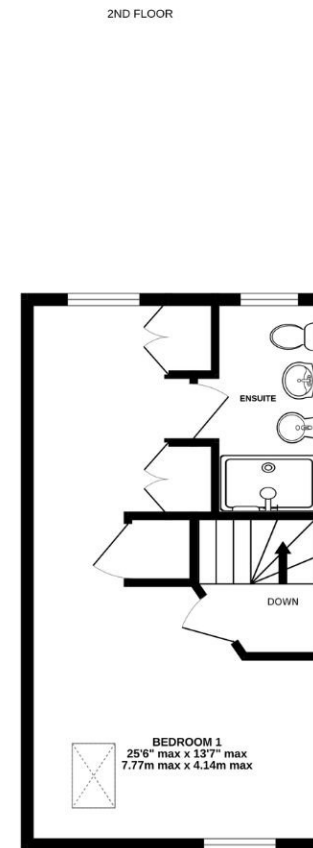
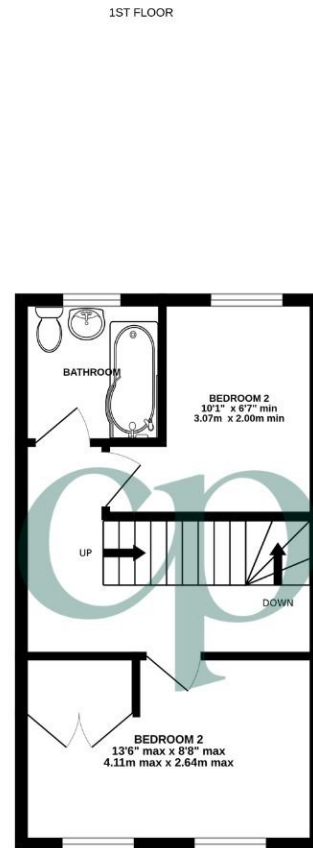
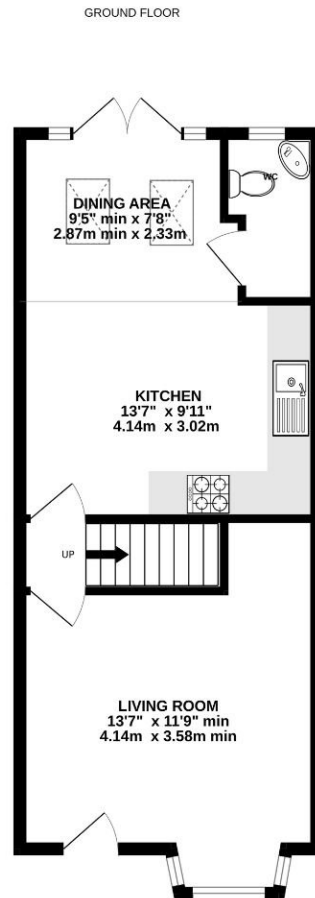
South-westerly aspect. Paved patio area. Remainder mainly laid to lawn. Mature tree. Garden shed. Enclosed by timber fencing with gated side access.

OFF ROAD PARKING

Allocated parking space.

Council Tax Band: D.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	75	85
	EU Directive 2002/91/EC	

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