



Truro Gardens

Flitwick,
Bedfordshire, MK45 1UH
£400,000

country
properties

This well-presented detached home features a welcoming living room with contemporary wall mounted gas fire, fitted kitchen equipped with a range of appliances and inviting breakfast bar area, and versatile garden room providing an additional space to relax or dine. The ground floor cloakroom/WC adds further convenience for residents and guests alike. Upstairs, you will find three bedrooms, each with fitted storage solutions, and a modern family bathroom. The enclosed rear garden boasts a desirable southerly aspect, whilst the garage and block paved driveway (complete with electric vehicle charging point) provide convenient parking and extra storage options. Located within a popular area, both the town centre with mainline rail station and Redborne Upper School on the Flitwick/Amphill border are within 0.8 miles. EPC: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via composite entrance door with opaque double glazed leaded light effect inserts. Built-in storage cupboard. Floor tiling. Multi pane opaque glazed door to living room. Further door to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: High flush WC and wash hand basin with mixer tap, set on storage cabinet. Wall and floor tiling. Heated towel rail.

LIVING ROOM

Double glazed bow window to front aspect. Contemporary style wall mounted living flame effect gas fire. Radiator. Multi pane opaque glazed door to:

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with both plinth and under lighting. Granite work surface areas incorporating 1½ bowl stainless steel sink and drainer with mixer tap, and induction hob with extractor over. Tiled splashbacks. Built-in double oven and microwave. Integrated washing machine, dishwasher and fridge/freezer. Peninsula breakfast bar with additional storage beneath. Feature vertical radiator. Floor tiling. Recessed spotlighting to ceiling. Stairs to first floor landing with built-in storage cupboard beneath. Opaque double glazed door to side aspect. Multi pane glazed bi-fold doors to:

GARDEN ROOM

Double glazed windows and French doors to rear garden. Radiator. Tile effect flooring. Recessed spotlighting to ceiling.



FIRST FLOOR

LANDING

Double glazed window to side aspect. Radiator. Hatch to loft (housing gas fired combination boiler). Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Fitted wardrobes and overhead bridging units. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Fitted wardrobes with mirrored doors. Radiator.

BEDROOM 3

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

BATHROOM

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

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a curved patio seating area leading to lawn. Gravelled area. Shrub bed. Garden shed. Outside lighting and cold water tap.

GARAGE

Brick-built garage with pitched, tiled roof. Metal up and over door. Power and light. Eaves storage. Part double glazed courtesy door to rear garden.

OFF ROAD PARKING

Block paved frontage and driveway leading to garage, providing off road parking. Electric vehicle charging point.

Council Tax Band: D.



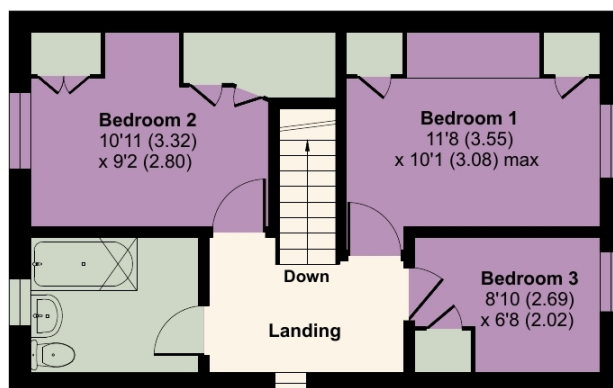
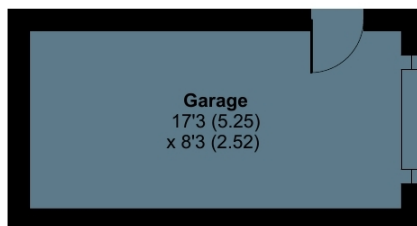


Approximate Area = 982 sq ft / 91.2 sq m

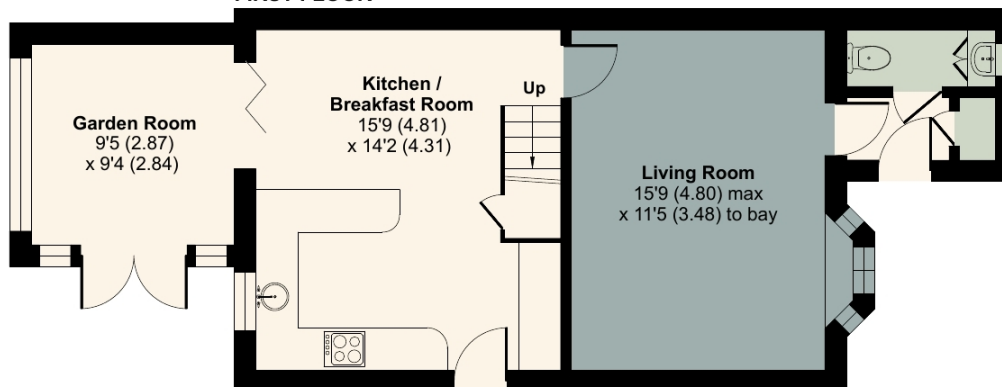
Garage = 142 sq ft / 13.1 sq m

Total = 1124 sq ft / 104.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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		70	76
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2026. Produced for Country Properties. REF: 1477745



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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