



Byron Crescent

Flitwick,
Bedfordshire, MK45 1QE
£515,000

country
properties

This extended link-detached family home boasts a fabulous open plan kitchen/dining/family room, sure to be the hub of the home. This multifunctional space boasts contemporary fitted kitchen units with a range of integrated appliances, complemented by air conditioning along with a feature roof lantern and two sets of bi-fold doors which flood the space with natural light. The property also includes a spacious 17ft living room and a convenient ground floor cloakroom/WC. Upstairs there are three bedrooms (the principal with further air conditioning unit), along with a modern family bathroom. The resin-bound driveway to front leads to a single garage, providing secure parking and additional storage options. Handy for commuters, the mainline rail station is just a 0.5 mile walk, offering a fast and frequent service to St Pancras International in around 40 mins. EPC: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert, matching sidelight and canopy porch over. Stairs to first floor landing. Vertical radiator. Wood effect flooring. Door to:

LIVING ROOM

Double glazed window to front aspect. Radiator. Wood effect flooring. Part glazed sliding doors to:

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Two sets of double glazed bi-fold doors to side and rear aspects. Double glazed window to rear aspect. Feature roof lantern. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap and induction hob with extractor over, extending to create a peninsula breakfast bar. Built-in double electric oven. Integrated dishwasher and refrigerator. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Air conditioning unit. Built-in under stairs storage cupboard.

CLOAKROOM/WC

Skylight. Two piece suite comprising: WC and wash hand basin with mixer tap, tiled splashback and storage beneath. Heated towel rail. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Radiator. Recessed spotlighting to ceiling with hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Air conditioning unit.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.



FAMILY BATHROOM

Opaque double glazed window to rear aspect. Four piece suite comprising: Bath with mixer tap and shower over, WC with concealed cistern and twin wash hand basins with mixer taps, set on drawer storage unit. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

The enclosed rear garden wraps around the side and rear of the property. Wrap-around patio seating area. Remainder mainly laid to lawn. Outside lighting. Enclosed by timber fencing and mature hedging with gated side access.

GARAGE

Up and over door. Wall mounted gas fired boiler. Power and light.

OFF ROAD PARKING

Resin bound driveway providing off road parking and access to garage. Outside lighting. Area laid to decorative stone chippings. Gated side access to rear garden.

Council Tax Band: D.



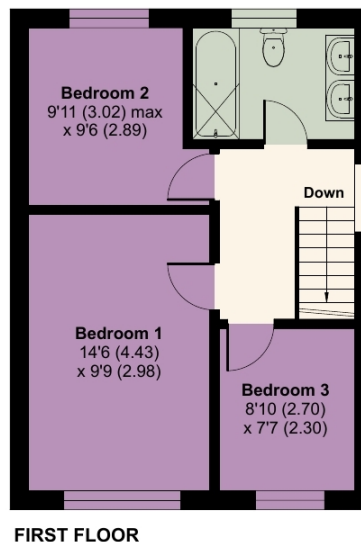
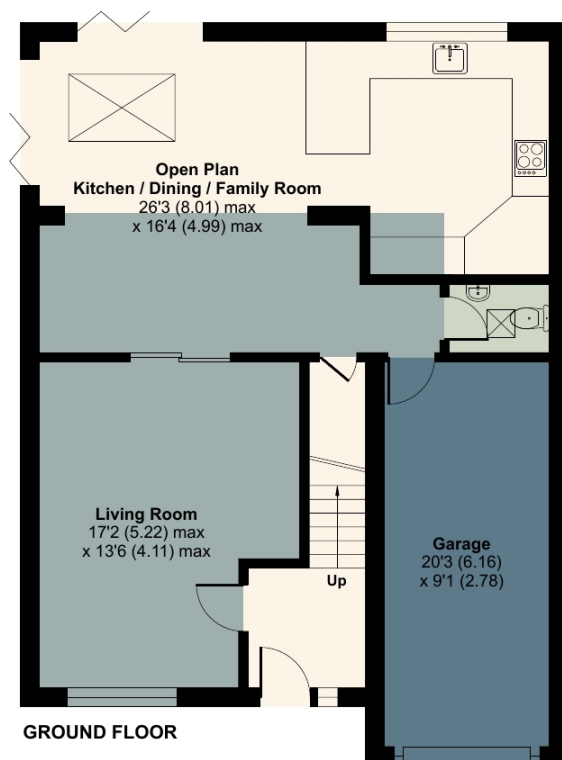


Approximate Area = 1157 sq ft / 107.4 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1332 sq ft / 123.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76 81
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1479107



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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