



Austen Avenue

Flitwick,
Bedfordshire, MK45 1GP
£550,000

country
properties

Combining modern living with practical features, this detached home is set on a popular development towards the town outskirts. The accommodation includes a spacious 19ft living room which benefits from an open plan layout that flows effortlessly into the conservatory. This versatile additional living space offers access to the garden with south-easterly aspect, perfect for relaxing or hosting guests. The 19ft dual aspect kitchen/dining room is fitted with a range of integrated appliances (as stated) providing a seamless and stylish cooking experience, with the adjacent utility room adding practicality with space for laundry and extra storage, while a handy cloakroom/WC is also located on the ground floor for convenience. Upstairs, there are four bedrooms (the principal featuring an en-suite shower room) plus a stylish family bathroom. A driveway and garage provide off road parking and additional storage options. The location offers easy access to green spaces and leisure facilities, whilst the town centre amenities including shops, schools and mainline rail station are within 1 mile - adding to the appeal for families and professionals alike. EPC: B.

- Popular modern development
- 19ft living room with open access to conservatory
- 19ft dual aspect kitchen/dining room with integrated appliances (as stated)
- Useful utility plus cloakroom/WC
- Four bedrooms (principal with en-suite shower room)
- First floor family bathroom
- Enclosed garden with south-easterly aspect
- Garage & driveway parking



GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and canopy porch over. Stairs to first floor landing. Built-in storage cupboard. Radiator. Oak flooring. Doors to kitchen/dining room, living room and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Heated towel rail. Extractor. Floor tiling.

KITCHEN/DINING ROOM

Dual aspect via double glazed window to front and two double glazed windows to side. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and five ring gas hob with extractor over. Tiled splashbacks. Built-in double oven. Integrated dishwasher and fridge/freezer. Cupboard housing wall mounted gas fired boiler. Radiator. Floor tiling. Door to:

UTILITY ROOM

Base and wall mounted units with work surface area. Tiled splashback. Integrated washing machine. Radiator. Floor tiling.

LIVING ROOM

Double glazed window to front aspect. Two radiators. Oak flooring. Open access to:

CONSERVATORY

Of part brick construction with double glazed windows and French doors to garden. Wall mounted electric heater. Oak flooring.

FIRST FLOOR

LANDING

Hatch to loft. Radiator. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to side aspect. Fitted wardrobe. Radiator. Door to:



EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle with shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor fan.

BEDROOM 2

Double glazed window to side aspect. Radiator.

BEDROOM 3

Dual aspect via double glazed windows to front and side. Radiator.

BEDROOM 4

Double glazed window to front aspect. Fitted wardrobe. Radiator.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail.

OUTSIDE

ENCLOSED GARDEN

South-easterly aspect. Laid to lawn and paving. Enclosed by fencing and walling with gated access.



GARAGE

Up and over door. Power and light. Eaves storage.

OFF ROAD PARKING

Driveway providing off road parking and access to garage.

Council Tax Band: E.

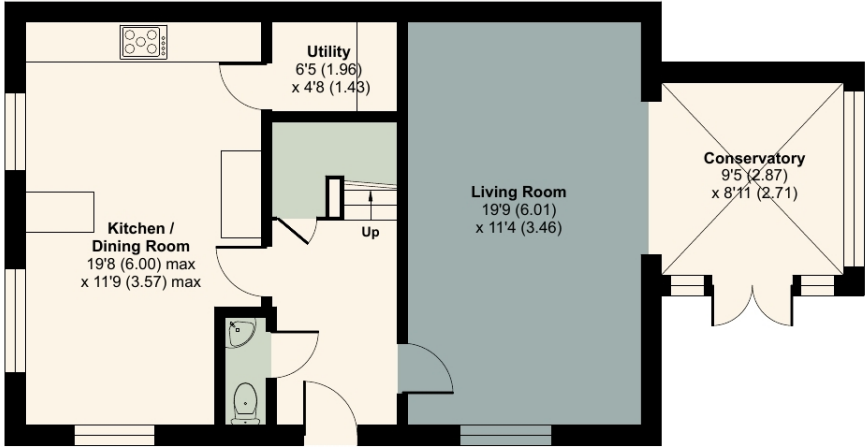
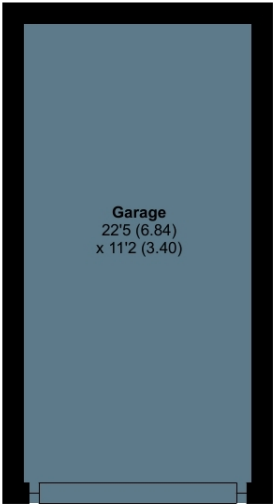
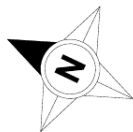
Estate/Management Charge: £148.30 per annum. (TBC).

A one-off payment to the Management Company of approx. £600 (TBC) will be required upon completion of purchase to include a company membership fee.

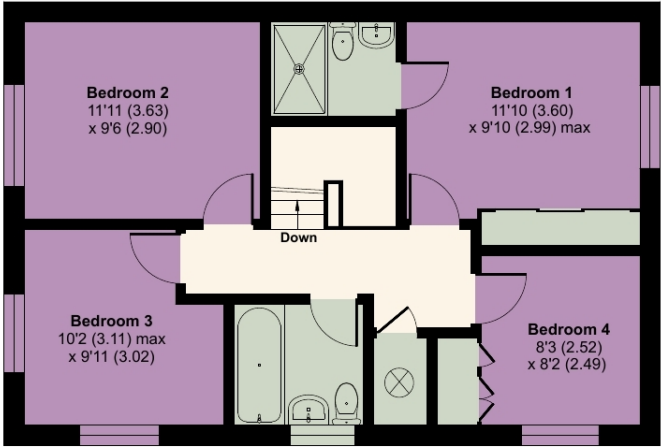




Approximate Area = 1275 sq ft / 118.4 sq m
Garage = 250 sq ft / 23.2 sq m
Total = 1525 sq ft / 141.6 sq m
For identification only - Not to scale



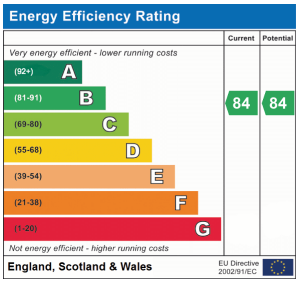
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Country Properties. REF: 1501354



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Viewing by appointment only

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