



3, Waterloo Close

Flitwick,

Bedfordshire, MK45 1FE

£600,000

country
properties

This extended detached family home offers 1,685 sq.ft of spacious and versatile accommodation (approx. inc. garage), recently decorated in neutral colours throughout and set on a popular development within a close composed entirely of detached homes.

The well-presented living space includes two generous receptions, offering plenty of space for both relaxing and entertaining, including an inviting living room and flexible additional room to accommodate playroom/gym or other to suit your personal requirements. The heart of the home is undoubtedly the open-plan kitchen/dining/family room, which is beautifully designed to accommodate daily family life and social occasions, with French doors providing direct access to the garden which enjoys a favourable south-easterly aspect. Practicality is further enhanced with a useful utility room and a ground floor cloakroom/WC, ideal for busy household routines.

Upstairs, there are four double bedrooms (the principal complete with built-in wardrobes and its own en-suite shower room) along with an attractive family bathroom. The attached garage features an electric door and provides secure parking plus additional storage options, whilst the block-paved driveway offers convenient off-road parking for additional vehicles.

Situated in a highly sought-after residential area, the property is conveniently located within walking distance to Flitwick Mainline Station (0.9 miles) and Ampthill Town Centre (1.5 miles). It is well-placed for local schooling, sitting a 0.5 mile walk away from Redborne Upper School, making it an excellent choice for families and professionals alike. With its blend of spacious living, modern features, and a highly desirable location, this extended four-bedroom detached home presents an exceptional opportunity to acquire a family residence that ticks all the boxes. EPC: C.

- Extended family home on popular development
- 1,685 sq.ft (approx. inc. garage)
- Two generous reception rooms
- Open plan kitchen/dining/family room
- Ground floor cloakroom/WC plus utility
- Four double bedrooms (principal with en-suite shower room)
- Attractive first floor family bathroom
- Enclosed garden with south-easterly aspect
- Attached garage with electric door
- Block paved driveway



GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed leaded light effect inserts, and opaque double glazed sidelight. Stairs to first floor landing. Built-in storage cupboard housing gas fired boiler. Radiator. Floor tiling. Doors to living room, kitchen/dining/family room and to:

CLOAKROOM/WC

Opaque double glazed leaded light effect porthole style window to front aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Radiator. Wall mounted fuse box.

LIVING ROOM

Double glazed leaded light effect window to front aspect. Two radiators.

KITCHEN/BREAKFAST/FAMILY ROOM

Dual aspect via double glazed leaded light effect windows to side and rear, and double glazed French doors to rear. A range of base and wall mounted units with granite work surface areas incorporating sink with mixer tap. Wooden peninsula breakfast bar. Space for range style oven and American style fridge/freezer. Integrated dishwasher. Floor tiling. Built-in under stairs storage cupboard. Door to:

VERSATILE FURTHER RECEPTION

This versatile second reception room would fit a number of purposes to suit your lifestyle: Large games room, playroom, gym, additional dining room or home office. Double glazed window to rear aspect. Engineered wood flooring. Door to:

UTILITY ROOM

Wall mounted unit. Work surface area. Space for washing machine and tumble dryer. Radiator. Floor tiling. Door to garage.



FIRST FLOOR

LANDING

Double glazed leaded light effect window to side aspect. Hatch to loft. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed leaded light effect window to front aspect. Built-in four door wardrobe. Radiator. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed leaded light effect window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Shaver point. Wall tiling. Heated towel rail. Wood effect flooring.

BEDROOM 2

Double glazed leaded light effect window to rear aspect. Fitted triple wardrobe and drawer unit. Radiator.

BEDROOM 3

Double glazed leaded light effect window to front aspect. Radiator.



BEDROOM 4

Double glazed leaded light effect window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed leaded light effect window to side aspect. Three piece suite comprising: P-shaped bath with mixer tap, curved glass screen and wall mounted shower unit over, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Shaver point. Radiator. Wood effect flooring.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to lawn. Further area of artificial lawn. Tree and shrubs. Outside tap. Enclosed by fencing with gated side access.

GARAGE

Electric roller door. Power and light. Hatch to roof void. Door to utility room.

OFF ROAD PARKING

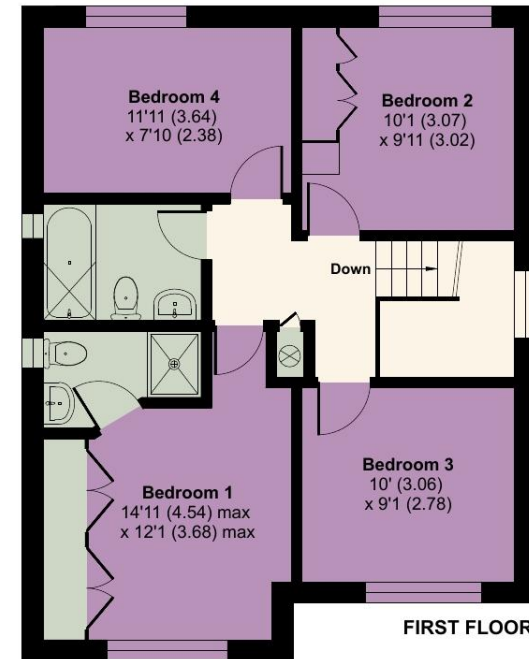
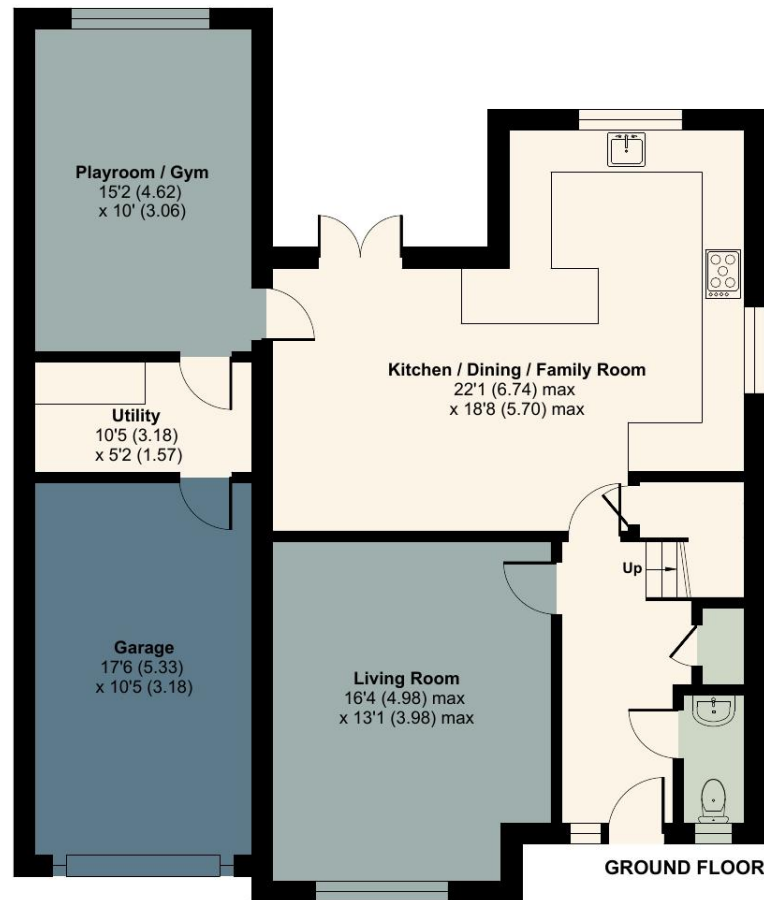
Block paved frontage providing off road parking for two cars in addition to garage. Outside light. Paved pathway leading to front entrance door. Various shrubs. Gated side access.

Council Tax Band: F.
Tenure: Freehold.

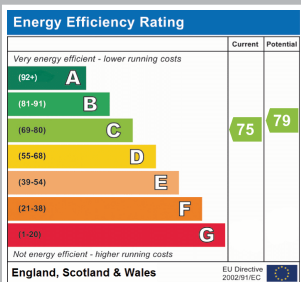




Approximate Area = 1507 sq ft / 140 sq m
 Garage = 178 sq ft / 16.5 sq m
 Total = 1685 sq ft / 156.5 sq m
 For identification only - Not to scale



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: 1504042



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Viewing by appointment only

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