

Ampthill Road

Flitwick,
Bedfordshire, MK45 1AY

Guide Price **£400,000**

country properties

This chain-free detached bungalow offers a fantastic opportunity to create your ideal home, having potential for improvement and extension (subject to planning). The versatile layout centres around a welcoming hallway and features a spacious triple-aspect living room, kitchen, three bedrooms (two of which are doubles), bathroom, and a separate WC. A standout feature is the expansive rear garden, 80ft by 52ft approx. at its widest points, offering plenty of outdoor space. Additional benefits include a detached garage with a useful storage area, along with ample parking for multiple vehicles. Town centre amenities, including the mainline rail station providing a direct service to St Pancras International, are conveniently located within 0.7 miles. EPC: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via opaque double glazed French doors. Floor tiling. Wooden door with glazed insert and opaque glazed side panel to:

ENTRANCE HALL

Cupboard housing electric meter. Doors to all rooms.

LIVING ROOM

Triple aspect via double glazed window to front with secondary glazed panel, leaded light effect windows to side and rear with secondary glazed panels, and French doors with secondary glazing to side aspect. Feature fireplace. Two radiators. Door to:

KITCHEN

Two double glazed windows to rear aspect. Leaded light effect window to side aspect. Part opaque glazed door to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Space for washing machine, fridge/freezer and cooker (with extractor over). Floor mounted gas fired boiler. Cupboard housing water tank. Wall mounted gas meter.

BEDROOM 1

Double glazed window to front aspect with secondary glazed panel. Built-in double wardrobe. Radiator.

BEDROOM 2

Double glazed window to rear aspect with secondary glazed panel. Radiator.

BEDROOM 3

Double glazed window to side aspect with secondary glazed panel. Radiator. Built-in storage cupboard.







BATHROOM

Opaque double glazed window to rear aspect. Two piece suite comprising: Bath with mixer tap and pedestal wash hand basin with mixer tap. Wall tiling. Radiator.

SEPARATE WC

Opaque double glazed window to rear aspect. Two piece suite comprising: Low level WC and wall mounted wash hand basin. Wall tiling. Extractor.

OUTSIDE

FRONT GARDEN

Part laid to lawn. Enclosed by fencing and hedging.

REAR GARDEN

80' x 52' (24.38m x 15.85m) at widest points. Mainly laid to lawn. Various shrubs. Enclosed by mature hedging and fencing.

GARAGE

Metal up and over door. Power and light. Courtesy door to side. Open access to storage area with window to rear aspect and courtesy door to side.

OFF ROAD PARKING

Part gravelled frontage and hard standing driveway to side providing off road parking for multiple vehicles.

Council Tax Band: E.

AGENTS NOTE

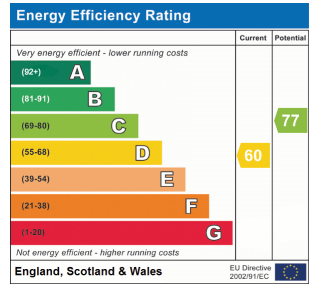
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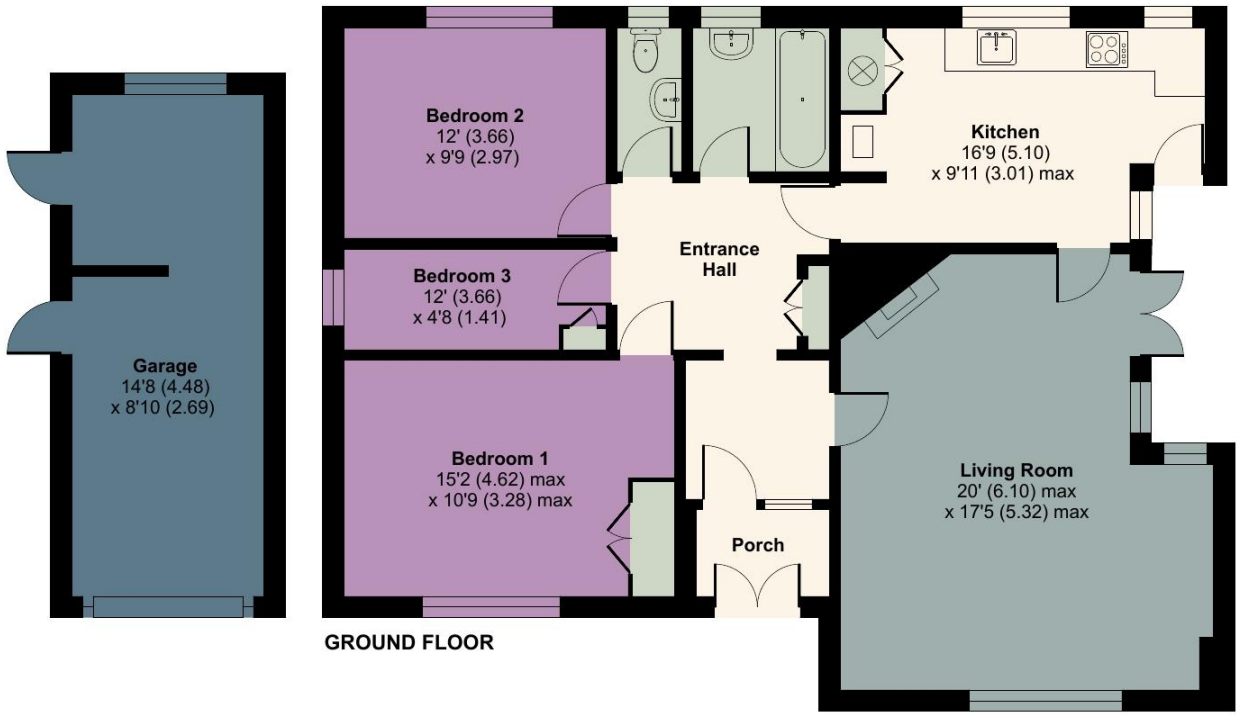






Approximate Area = 1058 sq ft / 98.2 sq m
Garage = 203 sq ft / 18.8 sq m
Total = 1261 sq ft / 117 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Country Properties. REF: 1513940

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Viewing by appointment only

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