

Arundel Close

Flitwick,
Bedfordshire, MK45 1RR
Guide Price £675,000

country properties

Situated in the highly desirable 'Royals' area, this chain-free detached family home perfectly combines spacious living and modern comforts. A welcoming entrance hall leads to the impressive 21'9" (max) dual aspect living room with walk-in bay to front and French doors to the rear, along with a separate dining room, ideal for family relaxation and entertaining. At the heart of the home is a fabulous open-plan kitchen/breakfast/family room. This inviting, dual aspect space boasts a range of integrated appliances and an island breakfast bar, creating a welcoming social hub. French doors open onto the established rear garden, seamlessly blending indoor and outdoor living. The ground floor is completed by a convenient cloakroom/WC for added practicality. Upstairs, four bedrooms provide versatile space for a growing family, home office, or guests, alongside a family bathroom. The principal bedroom benefits from air conditioning and a private en-suite shower room. A double-width driveway leads to a double garage with electric door, offering parking for multiple vehicles or potential for conversion into additional living space (subject to consent). The town boasts a variety of amenities including schools, supermarkets, and a mainline rail station with direct services to St Pancras International from as little as 41 minutes, making it ideal for commuters and families alike. EPC: D.

- Chain-free detached family home in highly desirable 'Royals' area
- 21'9" (max) dual aspect living room
- Separate dining room
- Fabulous open plan kitchen/breakfast/family room
- Four bedrooms (principal with en-suite shower room)
- First floor family bathroom
- Established rear garden
- Driveway parking plus double garage with electric door







GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with double glazed leaded light effect inserts and canopy porch over. Double glazed window to front aspect. Stairs to first floor landing with glazed balustrade. Radiator. Dado rail. Coving to ceiling. Open access to dining room. Doors to kitchen/breakfast/family room and to:

LIVING ROOM

Dual aspect via walk-in bay with double glazed windows to front, and double glazed French doors to rear with matching sidelights. Feature fireplace surround housing electric coal effect fire. Two radiators. Dado rail. Coving to ceiling with recessed spotlighting.

DINING ROOM

Double glazed window to rear aspect. Radiator. Serving hatch from kitchen/breakfast/family room. Dado rail. Coving to ceiling.

KITCHEN/BREAKFAST/FAMILY ROOM

Triple aspect via double glazed window to front, two double glazed windows to side, and double glazed window and French doors with matching sidelights to rear. A range of base and wall mounted units with work surface areas incorporating 1½ bowl ceramic sink with mixer tap. Built-in double oven and microwave. Integrated refrigerator and freezer. Island unit providing additional storage and breakfast bar seating area, incorporating induction hob with ceiling mounted extractor over. Coving to ceiling with recessed spotlighting. Two radiators. Floor tiling. Doors to double garage and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wall mounted wash hand basin with with mixer tap and storage beneath. Heated towel rail. Floor tiling. Coving to ceiling with recessed spotlighting.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.







BEDROOM 1

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Air conditioning unit. Coving to ceiling with recessed spotlighting. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Radiator. Coving to ceiling.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Built-in wardrobe. Coving to ceiling.

BEDROOM 3

Double glazed window to rear aspect. Radiator. Coving to ceiling with recessed spotlighting.

BEDROOM 4

Double glazed window to front aspect. Radiator. Coving to ceiling.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Radiator. Coving to ceiling with recessed spotlighting.





OUTSIDE

FRONT GARDEN

Lawn areas. Various shrubs and tree.

REAR GARDEN

Immediately to the rear of the property is a generous paved patio area with steps leading to a raised tier. Remainder mainly laid to lawn with mature tree and shrub borders (including three mature lime trees with Tree Preservation Orders). Outside water tap. Summerhouse/garden store. Enclosed by timber fencing and brick walling with gated side access.

DOUBLE GARAGE

Electric up and over door. Window and opaque glazed door leading to rear garden. Courtesy door to kitchen/breakfast/family room. Workbench. Power and light. Floor tiling.

OFF ROAD PARKING

Driveway providing off road parking for two vehicles and access to double garage.

Council Tax Band: F.





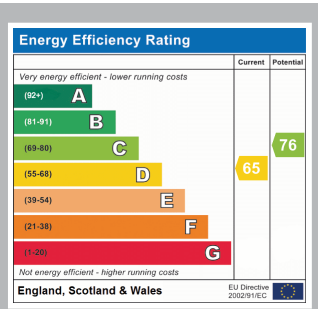




Approximate Area = 1530 sq ft / 142.1 sq m
Garage = 275 sq ft / 25.5 sq m
Total = 1805 sq ft / 167.6 sq m
For identification only - Not to scale



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: 1515202



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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY
T: 01525 721000 | E: flitwick@country-properties.co.uk
www.country-properties.co.uk

country properties