

Ampthill Road

Flitwick,
Bedfordshire, MK45 1AY
£400,000

country properties

Having undergone much improvement by the current owner, this charming Edwardian home combines a traditional facade with contemporary interior. Beautifully presented throughout, the accommodation features a 17'5" dual aspect living/dining room which seamlessly connects to the stylish kitchen/breakfast room, refitted with a range of handleless German units, Minerva solid surface worktops, and a range of Siemens appliances - both rooms open via French doors onto a patio seating area, ideal for al fresco dining. A convenient utility area offers extra laundry and storage space, complemented by an adjacent shower room for added practicality. An additional bay-fronted room, currently serving as a third bedroom, provides flexible space to suit your lifestyle. Upstairs, you'll find two comfortable double bedrooms and a stylish modern bathroom. The expansive rear garden, over 100ft in length, is a standout feature—offering exceptional space for gardening, relaxing, or children to play. Additionally, a versatile outbuilding with its own shower room provides excellent options as a home office, gym or studio, whilst off road parking to the front of the home provides further convenience. Situated in a non-estate location, this property enjoys easy access to local amenities, schools and public transport. The town centre with its mainline rail station is just 0.8 miles away, while Redborne Upper School on the Flitwick/Ampthill border is only 0.4 miles. EPC: D.

- Much improved Edwardian home with garden in excess of 100ft
- 17ft dual aspect living/dining room
- Third bedroom/optional further reception
- Kitchen/breakfast room with handleless German units, solid surface worktops & Siemens appliances
- Useful utility & ground floor shower room
- Two double bedrooms & stylish bathroom to first floor
- Versatile outbuilding, complete with further shower room
- Gravelled frontage providing off road parking







GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect inserts. Stairs to first floor landing. Radiator. Wood effect flooring. Doors to third bedroom/optional further reception and to:

LIVING/DINING ROOM

Dual aspect via double glazed window to side and double glazed French doors to rear. Radiator. Wood effect flooring. Open access to:

KITCHEN/BREAKFAST ROOM

Double glazed window and French doors to side aspect. Fitted with a stylish range of handleless German kitchen units with under cupboard lighting and Minerva solid surface worktops incorporating 1½ bowl sink and drainer with mixer tap. A range of Siemens appliances including double oven, additional combination oven with microwave, induction hob with extractor above, and integrated dishwasher. Space for American style fridge/freezer. Radiator. Wood effect flooring with electric underfloor heating. Recessed spotlighting to ceiling. Door to:

UTILITY

Wall mounted unit. Work surface area with space for washing machine and tumble dryer beneath. Heated towel rail. Wood effect flooring. Recessed spotlighting to ceiling. Door to:

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Floor and wall tiling. Heated towel rail. Recessed spotlighting to ceiling.

BEDROOM 3/FURTHER RECEPTION

Walk-in bay with double glazed windows to front aspect. Radiator.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft. Doors to both bedrooms and family bathroom.

BEDROOM 1

Two double glazed windows to front aspect. Radiator. Built-in storage cupboard.







BEDROOM 2

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Built-in storage cupboard. Extractor.

OUTSIDE

REAR GARDEN

106' x 26' (32.31m x 7.92m) plus side patio area 24' x 16' (7.32m x 4.88m) approx. French doors from both the living room and kitchen lead out to a paved patio seating area. Further block paved area. Outside tap. Remainder mainly laid to lawn. Picket fence with gated access to further lawned area. Large garden shed. Enclosed by fencing with gated side access. Right of way access for neighbouring property.





OUTBUILDING WITH SHOWER ROOM/WC

Accessed via double glazed French doors with double glazed windows to either side. Wall mounted electric heater. Wood effect flooring. Fuse box. Recessed spotlighting to ceiling. Door to:

SHOWER ROOM: Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Floor and wall tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling.

OFF ROAD PARKING

Gravelled frontage providing off road parking. Gated side access to rear garden.

Council Tax Band: D.





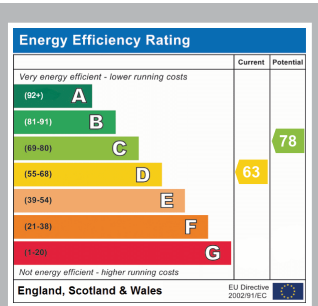




Approximate Area = 1057 sq ft / 98.1 sq m
Outbuilding = 163 sq ft / 15.1 sq m
Total = 1220 sq ft / 113.3 sq m
For identification only - Not to scale



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: 1516673



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Viewing by appointment only

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