

Kingfisher Road

Flitwick,
Bedfordshire, MK45 1RA
£625,000

country properties

This extended detached family home offers an exceptional blend of style, comfort and practicality, perfectly suited for modern living. A welcoming entrance hall leads you through well-presented living areas, featuring a 20ft living room with double doors opening into an impressive 18ft dual aspect family room with French doors to the rear, and open access to a separate dining room. The fitted kitchen/breakfast room is equipped with a range of appliances, whilst a convenient cloakroom/WC adds to the practicality of the layout. Upstairs, there are four double bedrooms with the principal suite including a walk-in wardrobe and private shower room, along with a family bath/shower room featuring a five piece suite. The equally impressive exterior boasts a thoughtfully designed tiered garden with a favourable south-easterly aspect and a covered seating area, perfect for alfresco dining. In addition, an attached garage with electric door and a block paved carriage driveway offer ample off road parking. The property is pleasantly situated in a cul-de-sac location, enjoying views of the historic Mount, whilst the town's amenities including schools, shops and a mainline rail station with direct service to St Pancras International are all within 0.6 miles, making it an ideal choice for families and professionals alike. EPC C.

- Cul-de-sac location, overlooking the historic Mount
- Generous reception space including a 20ft living room and 18ft family room open plan to dining room
- Fitted kitchen/breakfast room with a range of appliances (as stated)
- Ground floor cloakroom/WC
- Four double bedrooms, principal with walk-in wardrobe & en-suite
- Five piece family bath/shower room
- Landscaped, tiered garden with south-easterly aspect
- Garage with electric door & block paved carriage driveway providing ample parking







GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect inserts and opaque glazed sidelight. Opaque double glazed window to front aspect. Wood flooring. Two radiators. Stairs to first floor landing with built-in storage cupboard beneath. Doors to living room, dining room, kitchen/breakfast room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap. Tiled splashback. A range of fitted storage. Heated towel rail.

LIVING ROOM

Double glazed bow window to front aspect. Feature fireplace surround housing coal effect gas fire. Two radiators. Part opaque glazed double doors to:

FAMILY ROOM

Dual aspect via double glazed windows to side and rear, and double glazed French doors with matching sidelights leading to rear garden. Two radiators. Wood flooring. Open access to:

DINING ROOM

Radiator. Wood flooring. Serving hatch from kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed windows to side and rear, and opaque double glazed door to side. Fitted with a range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Integrated fridge/freezer, dishwasher and washing machine. Built-in microwave and wine cooler. Space for electric range style oven. Vertical radiator. Floor tiling. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Feature arched opaque double glazed window to front aspect on stairway. Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bath/shower room.

BEDROOM 1

Double glazed window to rear aspect. Radiator. Walk-in wardrobe. Door to:







EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Part tiled walls. Heated towel rail. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to front aspect. Radiator. Fitted wardrobes and dressing table/drawer unit. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

BEDROOM 4

Double glazed window to rear aspect. Radiator.

FAMILY BATH/SHOWER ROOM

Opaque double glazed window to side aspect. Five piece suite comprising: Bath with mixer tap/shower attachment, shower cubicle with wall mounted shower unit, close coupled WC and twin pedestal wash hand basins. Part tiled walls. Heated towel rail. Recessed spotlighting to ceiling.





OUTSIDE

REAR GARDEN

Tiered, landscaped garden with south-easterly aspect. Immediately to the rear of the property is a paved terrace with steps leading down to a further paved patio with covered seating area. Lawn area. Various shrubs. Steps down to further paved area with mature trees and timber garden shed. Enclosed by timber fencing with gated side access.

GARAGE

Electric roller door. Power and light. Eaves storage. Courtesy door to side, leading to rear garden.

OFF ROAD PARKING

Block paved carriage driveway providing off road parking for multiple vehicles and access to garage.

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Tenure: Freehold.
Council Tax: E.





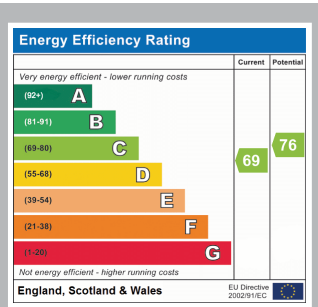




Approximate Area = 1880 sq ft / 174.6 sq m
Garage = 140 sq ft / 13 sq m
Total = 2020 sq ft / 187.6 sq m
For identification only - Not to scale



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: 1541290



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Viewing by appointment only

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