country properties

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



22, Trafalgar Drive

Flitwick,
Bedfordshire, MK45 1EF
£650,000

This five bedroom detached family home includes a self-contained annexe, providing exceptional versatility for multi-generational living or guest accommodation. Set within a desirable location, the property boasts generous reception space including a bay fronted living room with open access to dining room, in turn leading to a bright conservatory. The modern fitted kitchen offers ample storage and preparation space, while a cloakroom/WC adds further practicality to the ground floor layout. Upstairs, the accommodation includes four bedrooms (three of which are doubles), catering well for growing families or the need for guest rooms or a home office. The principal bedroom benefits from a private en-suite shower room, providing a comfortable retreat, whilst a modern family bathroom serves the remaining bedrooms. Externally, the enclosed rear garden features a desirable south-easterly aspect, whilst the block paved driveway to front provides ample parking. The property benefits from access to a wide range of local amenities and transport connections including reputable schools and convenient shopping facilities, ensuring everyday essentials are within easy reach. Commuters will appreciate the town's mainline rail station, just one mile away, offering a direct service to London St Pancras International in as little as 41 minutes. Additionally, the M1 motorway (J12: 4.2 miles) provides access to wider road networks. With its spacious and versatile accommodation, excellent location and practical features, this detached house presents a fantastic opportunity for those seeking a welcoming and adaptable living environment. EPC: D.

- Self-contained annexe with kitchen/living room, bedroom & bathroom
- Generous reception space including a bay fronted living room, open plan dining room plus conservatory
- Modern fitted kitchen & convenient ground floor cloakroom/WC
- Four further bedrooms to first floor (principal with en-suite shower room)
- Rear garden with south-easterly aspect, plus driveway parking
- Prime commuter links: 1 mile to the mainline station (from 41 mins to London St Pancras) & easy access to M1(J12)





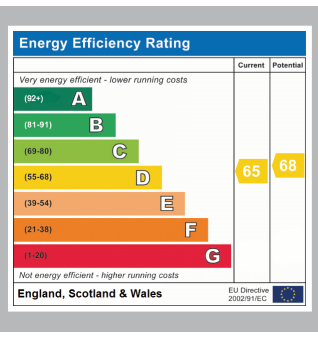


Floor Plans

Approximate Area = 1361 sq ft / 126.4 sq m
Limited Use Area(s) = 4 sq ft / 0.3 sq m
Annexe = 307 sq ft / 28.5 sq m
Outbuilding = 21 sq ft / 1.9 sq m
Total = 1693 sq ft / 157.1 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: 1543033



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.









GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect insert and canopy over. Stairs to first floor landing. Radiator. Karndean wood effect flooring. Doors to annexe, kitchen and to:

LIVING ROOM

Walk-in bay with double glazed leaded light effect windows to front aspect. Feature fireplace surround. Radiator. Television point. Karndean wood effect flooring. Open access to:

DINING ROOM

Double glazed sliding patio door to conservatory. Radiator. Karndean wood effect flooring. Door to kitchen.

CONSERVATORY

Of part brick construction with double glazed French doors and windows to rear garden. Power and light.

KITCHEN

Double glazed leaded light effect window and part opaque double glazed leaded light effect door to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Integrated dishwasher. Space for fridge/freezer, washing machine, tumble dryer and range style oven (with extractor over). Cupboard housing gas fired boiler. Radiator. Floor tiling. Door to:

CLOAKROOM/WC

Opaque double glazed leaded light effect window to rear aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap, tiled splashback and storage cabinet beneath. Radiator. Floor tiling.

FIRST FLOOR

LANDING

Double glazed skylight. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.

BEDROOM 1

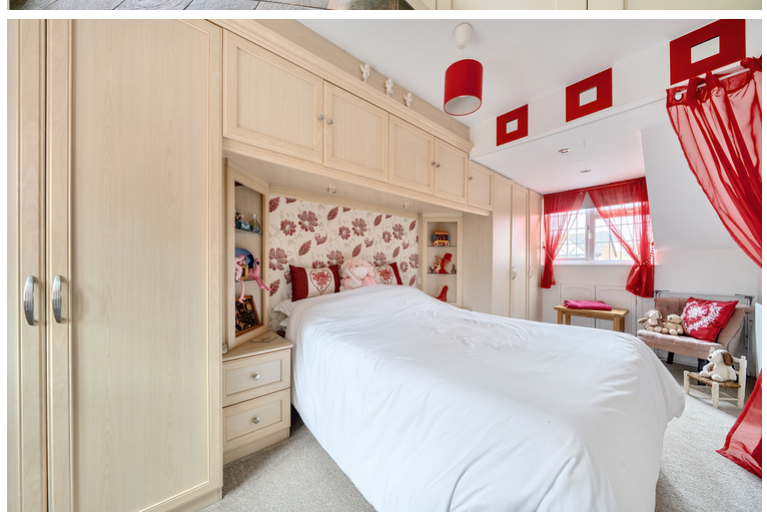
Double glazed leaded light effect window to front aspect. Built-in over stairs storage cupboard. Radiator. Television point. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed leaded light effect window to front aspect. Three piece suite comprising: Walk-in shower with wall mounted power shower, WC with concealed cistern and wash hand basin with mixer tap and storage cabinet beneath. Mirrored wall cabinet with internal light and shaver points. Wall tiling. Radiator. Extractor.







BEDROOM 2

Dual aspect via double glazed leaded light effect windows to front and rear. Fitted wardrobes, bedside drawer units and display shelving, with overhead bridging units between. Two radiators. Television point. Eaves storage cupboard. Recessed spotlighting to ceiling.

BEDROOM 3

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

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 glazed shower screen and wall mounted power shower over, close coupled WC and pedestal wash hand basin with mixer tap. Shaver point. Wall tiling. Part panelled walls. Radiator. Extractor. Tile effect flooring.

GROUND FLOOR ANNEXE

ANNEXE BEDROOM

Double glazed leaded light effect window to front aspect. Radiator. Door to open plan kitchen/living room. Opaque glazed door with extra strength safety glass to:





ANNEXE BATHROOM

High level internal window. Three piece suite comprising: Bath with mixer tap, glazed shower screen and dual (electric and 'rain') shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Shaver point.

ANNEXE KITCHEN/LIVING ROOM

Dual aspect via double glazed leaded light effect windows to front and rear, and part opaque double glazed leaded light effect door to rear. A range of base and wall mounted kitchen units with work surface areas incorporating sink and drainer with mixer tap. Space for fridge/freezer and cooker (with extractor above). Radiator. Two television points to allow options for furniture positioning. Part wood effect flooring.

OUTSIDE

FRONT GARDEN

Lawn area. Various shrubs. Outside light. Gated side access to rear garden.

REAR GARDEN

Immediately to the rear of the property is a generous paved patio area leading to lawn. Shrub borders. Outside power point, cold water tap and lighting. Gated side access with lighting along side pathway allowing independent access to annexe. Enclosed by timber fencing.

OFF ROAD PARKING

Block paved driveway providing off road parking for approx. three vehicles.
.
Tenure: Freehold.
Council Tax: E (main house) & A (annexe).





