



Set in the sought-after area of Fir Tree Close, Flitwick, this well-presented semi-detached house is an ideal family home. The property has been thoughtfully reconfigured to maximise both space and functionality, making it perfect for modern living.

Conveniently situated, this home is just a short walk from local schools, the train station, and various amenities, making daily life effortless. Additionally, the proximity to open fields and countryside walks provides an excellent opportunity for outdoor enthusiasts to explore the natural beauty of the area.

This property is a fantastic opportunity for those seeking a family home in a vibrant community, combining comfort, convenience, and a touch of countryside charm.



Upon entering, you will find a large inviting accommodation that offers versatility for family gatherings or quiet evenings. The large kitchen is a standout feature, providing ample room for culinary creativity, and is complemented by a convenient utility area and cloakroom. The spacious rear aspect living room is bathed in natural light, creating a warm and welcoming atmosphere.

The home boasts three generously sized bedrooms, ensuring that there is plenty of space for family members or guests. The modern family bathroom is stylishly appointed, providing a comfortable retreat for relaxation.

Outside, the property benefits from ample off-road parking, a significant advantage in this popular residential location. The private and enclosed rear garden offers a peaceful sanctuary, perfect for outdoor entertaining or simply enjoying the fresh air.

### Entrance Lobby

Double glazed composite door to the front aspect. Tiled floor. Inset spot light to the ceiling. Wall mounted consumer unit. Cupboards housing the gas and electricity meters. Radiator. Door leading to:

### Cloakroom

Fitted to comprise a w/c. Wall mounted wash hand basin. Tiled floor. Radiator. Double glazed window to the front aspect.



### Kitchen

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. 1 and 1/2 drainer sink unit. Integrated appliances to include; eye level oven and grill, gas hob with an extractor over, fridge and dishwasher. Larder cupboards. Part tiled walls and fully tiled floor. Inset spot lights to the ceiling. Double glazed window to the front aspect.



### Utility

Space and plumbing for a washing machine, space for a tumble dryer. Wall mounted boiler (serving all hot water and heating requirements). Tiled floor.

### Living Room

A good sized rear aspect living space with double glazed french doors leading to the rear garden and a double glazed window to the rear aspect. Feature fire surround with electric fire. Two radiators. Solid wood flooring. Coved ceiling. Stairs rising to the first floor accommodation. Central heating thermostat.



### Landing

Providing access to all first floor accommodation with a hatch to the loft. Fitted carpet. Storage cupboard with radiator.

### Bedroom One

Double glazed window to the rear aspect. Full range of fitted wardrobes and drawers. Radiator. Fitted carpet. Tv point.





## Bedroom Two

Double glazed window to the front aspect. Radiator. Fitted carpet.



## Bedroom Three

Double glazed window to the rear aspect. Fitted carpet. Radiator.



## Bathroom

Fitted to comprise a w/c. Pedestal wash hand basin. Panelled bath with glass shower screen and shower over. Fully tiled walls. Heated towel rail. Extractor. Double glazed window to the front aspect.



## To the Front

Driveway providing off road parking for two cars. The remainder being paid to lawn. Pathway leading to front door. Boundary fencing. Outside tap.



## Rear Garden

An enclosed garden laid mostly to lawn with a patio area adjacent to the rear of the property. Mature shrubs, bushes and small trees. Boundary fencing. Garden shed. External power point.



## NB

Services and appliances have not been tested.

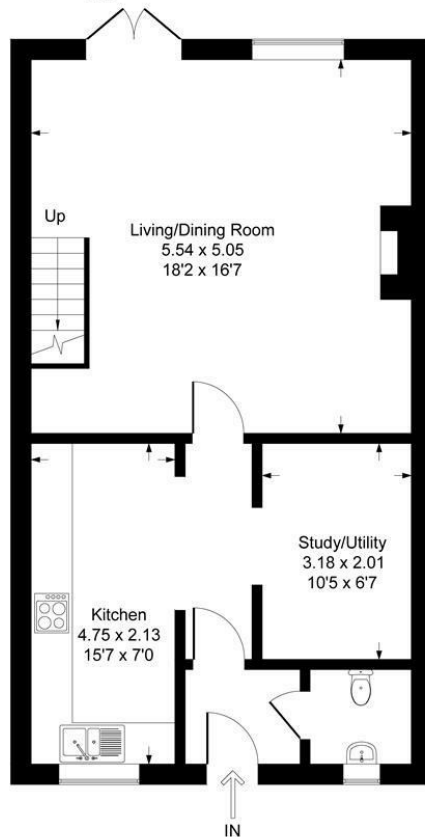
## Viewing

By appointment through Bradshaws.

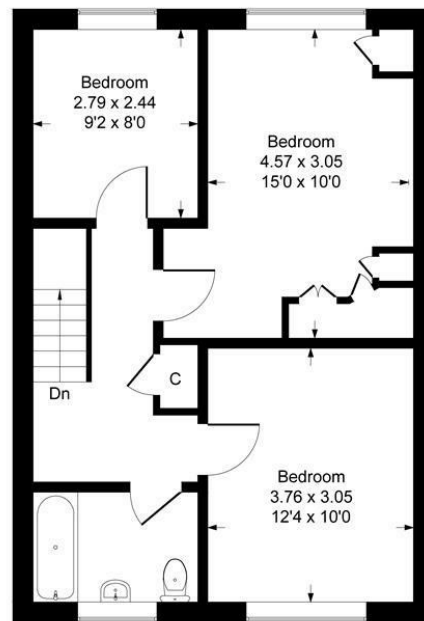
## Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Approximate Gross Internal Area = 106.65 sq m / 1148 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purpose only, measurements approximate, and not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		