



Nestled in the sought-after residential area of Kendal Drive, Flitwick, this charming detached house offers a delightful blend of comfort and convenience. Spanning an impressive 1,035 square feet, the property boasts three well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by a spacious open aspect lounge and dining area, perfect for both relaxation and entertaining. The layout flows seamlessly, creating a warm and inviting atmosphere. Additionally, the property features a utility room / breakfast room, providing ample space for daily activities.

The exterior of the home is equally appealing, with a garage and parking available on the driveway, ensuring that you and your guests will never be short of space. The garden offers a pleasant outdoor area, ideal for enjoying the fresh air or hosting summer barbecues.

Location is key, and this property does not disappoint. It is conveniently situated close to local amenities, ensuring that everyday necessities are just a stone's throw away. Furthermore, Flitwick train station is within easy reach, making commuting to Central London and beyond a breeze.



### PORCH ENTRANCE

Front door part glazed to porch area, window to side, storage cupboard containing gas meter and electric fuse box. Electrical points. Wood effect flooring. Downstairs cloakroom to the left.

### CLOAKROOM

Window facing front garden, WC, wash basin. Radiator.

### ENTRANCE HALL

Entering the main hallway through a second glazed door. Wood effect laminate flooring. Electric points. Under stairs storage cupboard. Radiator. Wooden stair banister. Doors leading off on the right to main living area and kitchen straight ahead.

### LOUNGE / DINING ROOM

Entering from the hall turn right into a spacious light room that runs from the back to the front of the house. There is plenty of space for both a comfortable living area and dining table. Bay windows to the front, and large double patio doors at the rear. Wood effect laminate flooring. Radiators.

### CONSERVATORY

Full width patio doors open from the dining area into the conservatory. Light, bright and with plenty of space to extend the living space further. Lower brick-built construction with glazed windows on all three sides and a vaulted glazed ceiling. Electric heating unit, Terracotta tiled flooring. Further door to left steps down into garden patio.

### KITCHEN

Enter through glazed door from the hallway into kitchen area. A good range of white wood effect fitted wall cupboards and base units giving maximum storage. Space for washing machine and dishwasher. Freestanding Belling electric cooker with extractor hood. Fully tiled walls. Window overlooking patio area and garden. Terracotta floor tiles. Radiator  
Archway to left leading to utility/breakfast room.

### UTILITY / BREAKFAST ROOM

An additional side room leading off the main kitchen. (and backing onto garage area, which has potential conversion possibilities subject to planning permission) Could be used as utility, breakfast room or home office. Wooden wall paneling. Glazed window overlooking patio and garden. Radiator and Terracotta tiled flooring. Glazed back door to garden.

### LANDING

Landing has loft access, airing cupboard which contains the hot water tank. And a second large storage cupboard.

### BEDROOM ONE

Spacious double bedroom with window overlooking garden. Built in double wardrobe, TV point, radiator and fully carpeted.

### BEDROOM TWO

Double bedroom with window overlooking front garden. Built in double wardrobe. Radiator and fully carpeted.

### BEDROOM THREE

Good sized third bedroom, overlooking front garden. Radiator and fully carpeted.

### BATHROOM

Wash basin, WC, bath and separate shower cubical. Extractor fan, fully tiled, tile effect flooring. Radiator. Window to rear of house.

### REAR GARDEN

Generous garden with paved patio area directly leading from conservatory and utility area. Outside lighting and tap. Flowing into a large, grassed lawn area and a further patio area at rear. Storage shed. Garden stocked with mature trees including Atlantic cedar & spruce giving a lovely, secluded feel. Access passage and side gate to front garden.

### TO THE FRONT

Parking for 2-3 cars on block driveway, flower beds with established shrubs. Outside lighting. Side gate to back garden. Electricity meter.

### SINGLE GARAGE

Up and over door leading to well maintained single garage with plenty of extra storage in vaulted roof space. Electrical points and lighting. Ideal for potential conversion subject to planning permission.

### NB

Services and appliances have not been tested.

### VIEWING

By appointment through Bradshaws

### DISCLAIMER

These details have been prepared by Alison Endacott and the statements contained therein represent her 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 a

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

