



A stylish and well-presented two-bedroom home offering bright open-plan living, a private rear garden and two allocated parking spaces, all within a modern residential setting in Flitwick.

The Home

Positioned within a modern residential development in Flitwick, Ryder Way is a bright and thoughtfully arranged two-bedroom home that makes excellent use of its space.

The ground floor has been designed around a sociable open-plan layout, creating a home that feels connected and easy to live in. From the entrance, the accommodation flows naturally into the kitchen, dining and sitting space, where contemporary cabinetry is paired with generous worktop space and a breakfast bar that provides an informal place to sit.

The kitchen opens directly into the living area, allowing the space to work equally well for everyday living, entertaining or working from home. French doors at the rear draw in plenty of natural light and open directly onto the garden, creating a strong connection between inside and out during the warmer months.

A separate ground-floor cloakroom completes the practical layout downstairs.

Upstairs, there are two well-proportioned bedrooms. The principal bedroom offers a comfortable double room with built-in storage, while the second bedroom is also a flexible space with room for both sleeping and study or home-working furniture.

The first floor is completed by the family bathroom, fitted with a white suite including a panelled bath with shower over, wash basin and WC.

Gardens & Grounds

The rear garden is fully enclosed and arranged to provide a practical combination of patio and lawn.

Immediately outside the French doors is a paved seating area, creating a natural spot for outdoor dining, entertaining or simply enjoying the garden. Beyond this, the lawn provides useful recreational space, with planted borders and a timber garden shed adding further practicality.

The garden is enclosed by timber fencing and benefits from gated access.

To the front, the property has an enclosed frontage with pathway leading to the entrance.

A particularly useful feature is the provision of two allocated parking spaces positioned immediately to the right-hand side of the property.

Situation

Ryder Way is set within a modern residential area of Flitwick, offering a convenient base for buyers wanting access to the town's everyday amenities, transport connections and surrounding countryside.

Flitwick is well suited to commuters and families alike, with a range of shops, services and leisure facilities available within the town, together with rail connections towards London.

The surrounding Bedfordshire countryside also provides a strong balance between day-to-day convenience and access to open green space.

Additional Information

Estate/Management Charge: £74.15 half-yearly (£148.30 per annum).

A one-off payment to the Management Company of approximately £600 (TBC) will be required upon completion of purchase, which includes a company membership fee.

Viewing

All viewings are strictly by appointment through Bradshaws.

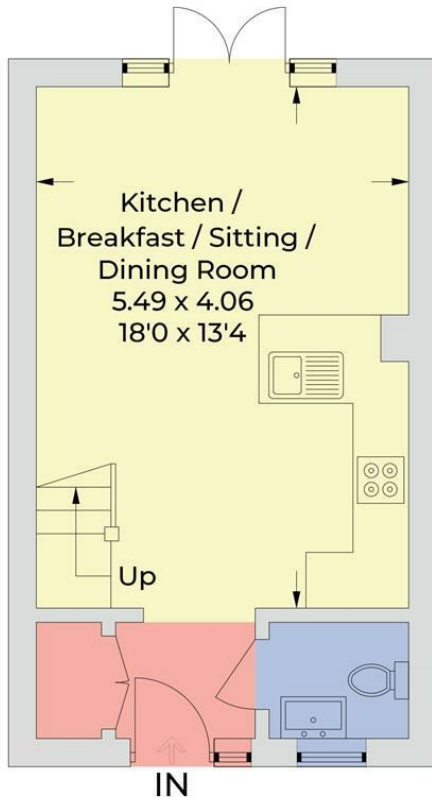
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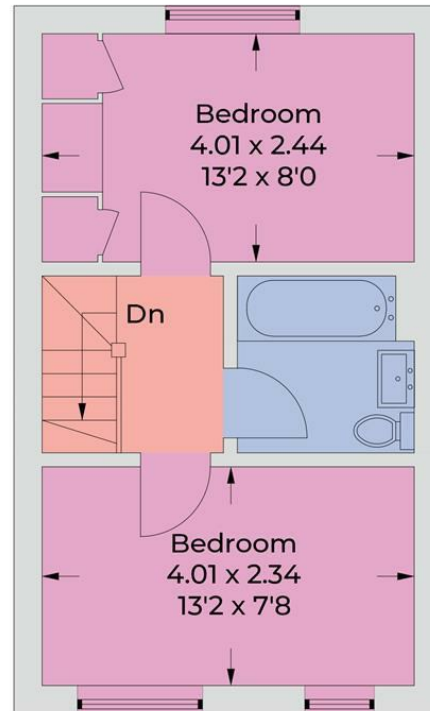
Disclaimer

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

Approximate Gross Internal Area
 Ground Floor = 28.3 sq m / 305 sq ft
 First Floor = 28.0 sq m / 301 sq ft
 Total = 56.3 sq m / 606 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Council Tax Band: C
 EPC Rating: C