



Fry Grove, Flitwick, MK45 1GJ  
£450,000



LATCHAM  
DOWLING  
ESTATE AGENTS

\*\*\*BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME WITHIN THIS SOUGHT AFTER MODERN DEVELOPMENT AND ON THE OUTSKIRTS OF FLITWICK AND CLOSE TO OPEN COUNTRYSIDE\*\*\*

This extremely well presented and contemporary family home offers bright and spacious accommodation over two floors with a fabulous dual aspect open plan living/ dining room with French doors leading out to the landscaped garden and a stylish kitchen/ breakfast room with a range of integrated appliances including a fridge/ freezer, dishwasher and washing machine. The first floor offers a principle bedroom with en suite shower room, three further well proportioned bedrooms and a modern family bathroom.

Outside, the rear garden has been landscaped with an artificial lawn and extensive raised decking providing a wonderful seating area ideal for outdoor dining and entertaining. There is gated side access to the block paved driveway that provides off road parking for 2/3 vehicles and leads to the oversized detached garage (the rear of which has been converted into a practical and versatile office room). The property enjoys semi rural views over allotment land. A small green and children's play area are just yards away and the property is conveniently located within walking distance to local schools and the train station. The leisure centre with swimming pool and climbing wall and public footpaths in to surrounding countryside are both close by.

Entrance Via

Entrance Hall

11'11 x 6'11 max (3.63m x 2.11m max)





**Cloakroom**  
5'11 x 3'2 (1.80m x 0.97m)

**Kitchen/ Breakfast Room**  
11'8 x 9'4 (3.56m x 2.84m)

**Living/ Dining Room**  
17'3 x 16'8 (5.26m x 5.08m)

**First Floor Landing**

**Bedroom One**  
14'11 max x 9'8 (4.55m max x 2.95m)

**En Suite Shower Room**  
6'7 x 5'3 (2.01m x 1.60m)

**Bedroom Two**  
9'10 x 8'3 (3.00m x 2.51m)

**Bedroom Three**  
10'10 x 6'8 (3.30m x 2.03m)

**Bedroom Four**  
8'8 x 6'5 (2.64m x 1.96m)

**Bathroom**  
6'6 x 5'6 (1.98m x 1.68m)

**Rear Garden**

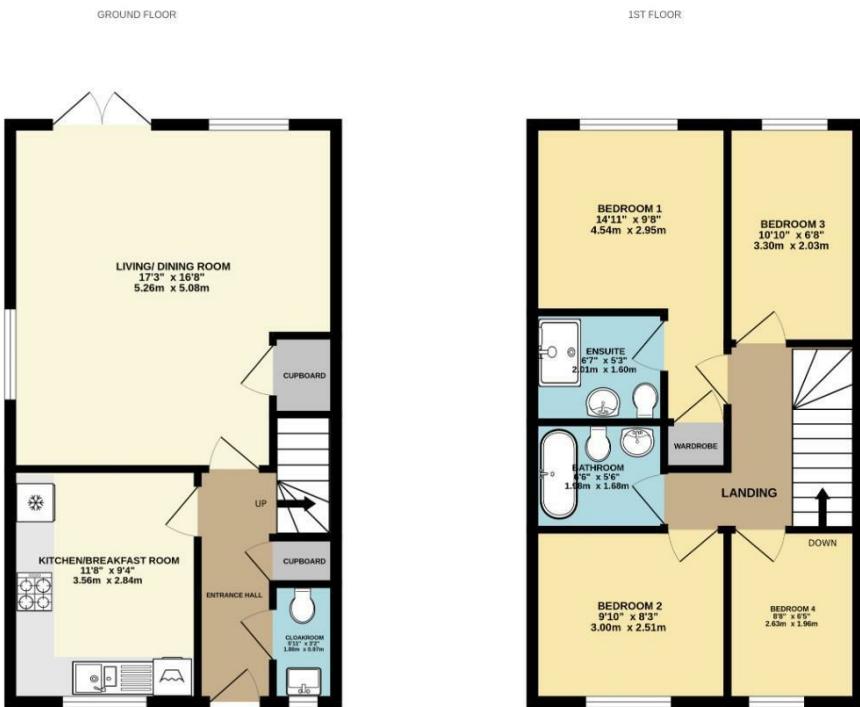
**Office (Converted At Rear Of Garage)**  
9'8 x 7'2 (2.95m x 2.18m)

**Front Of Property**

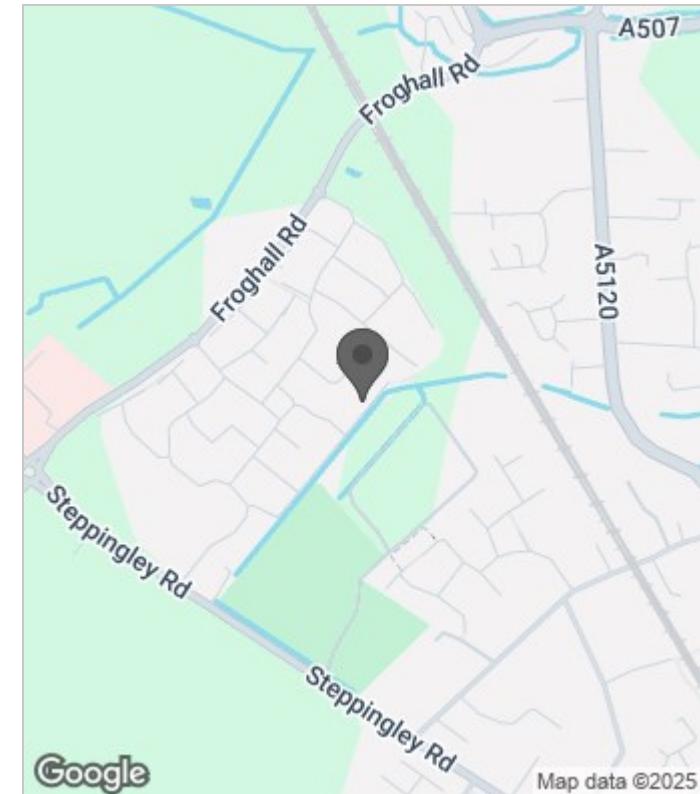
**Garage**  
14'10 x 11'1 (4.52m x 3.38m)

**Agents Note**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	95	95
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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