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Property  
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Estd. 2000



## **James Place, Flitwick, Bedford, Bedfordshire MK45 1GW**

### **Asking Price £550,000**

Situated in the sought-after town of Flitwick, James Place presents an exceptional opportunity to acquire a stunning detached house that perfectly balances modern living with comfort. This impressive property boasts five spacious bedrooms and three well-appointed bathrooms, making it an ideal family home. As you enter, you are greeted by a welcoming reception hall that leads into two inviting reception rooms, each thoughtfully designed to create a warm and engaging atmosphere for entertaining guests or enjoying quiet family time. The heart of the home is undoubtedly the fitted kitchen and dining room, which provides a perfect family space. A convenient utility room and a downstairs cloakroom add to the practicality of the home. On the first floor, you will find three generously sized bedrooms, including a luxurious master suite that features its own dressing and en-suite shower room. Two additional double bedrooms and a further en-suite shower room to the 2nd floor are perfect for family members or guests.

Outside, the property offers parking for up to 3 vehicles, a valuable asset in this popular area. The location is particularly advantageous for commuters, with the mainline Thames Link train service just a short distance away, providing easy access to London and beyond.

With its modern design, spacious interiors, and prime location, this home at James Place is a perfect find in Flitwick.



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Ombudsman

## Ground Floor Accommodation

### Entrance Hall

Composite entrance door, carpeted stairs to first floor landing, power points, karndean flooring, doors to cloakroom, kitchen/dining room, living room and dining room/snug.

### Cloakroom



UPVC double glazed window to front. two piece suite comprising: low level Wc, pedestal wash hand basin, single radiator, karndean flooring.

### Living Room

17'6" x 12'6" (5.33m x 3.81m)



UPVC double glazed window to side, two uPVC double glazed windows to rear incorporating uPVC double French double doors to garden, two radiators, fitted carpet, power points, Air-condition unit, tv point.

### View of Living Room



### View of Living Room



### Dining Room/Snug

9'0" x 12'6" (2.74m x 3.81m)



UPVC double glazed window to front, uPVC double glazed window to side, fitted carpet, power points.

**View of Dining Room/Snug**



**View of Kitchen/Dining Room**



**Kitchen/Dining Room**

23'6" x 10'0" (7.16m x 3.05m)



**View of Kitchen/Dining Room**



UPVC double glazed window to front, uPVC double glazed French double doors to garden, fitted with a range of base and wall units with work space over, one & half bowl inset sink unit with mixer tap and quooker hot water tap, integral fridge/freezer, dishwasher, built in double oven and five rung gas hob with extractor over, power points, 12 recess ceiling spotlights, double radiator, power points, karndean tiled flooring, dining area for a table and chairs, door to utility room.

**View of Kitchen/Dining Room**



**Utility Room**

5'1" x 6'0" (1.54m x 1.83m)



UPVC double glazed window to rear, fitted with a range of base and wall units with work space over, power points, karndean tiled flooring, space & plumbing for a washing machine.

**First Floor Accommodation**

**1st Floor Landing**

Fitted carpet, double power point(s), carpeted stairs to second floor landing, doors to bedrooms 1, 4, 5 and family bathroom. Airing cupboard with mega flow system.

**Bedroom 1**

18'1" x 12'6" (5.50m x 3.81m)



UPVC double glazed window to front, two uPVC double glazed windows to side, two single radiators, fitted carpet, power points, tv point, Air-condition unit, open through to the dressing room, door to en-suite shower room.

**View of Bedroom 1****View of Bedroom 1****Dressing Room**

Dressing room with a fitted range of wardrobes with hanging rails, shelving, cupboard and drawers, linen bin and with inset lighting, fitted carpet, power points.

**En-suite Shower Room**

Three piece suite with tiled shower cubicle with power shower over, pedestal wash hand basin with mixer tap, low-level WC, heated towel rail, extractor fan, half height ceramic tiling to all walls, uPVC double glazed window to rear, karndean tiled flooring, two recessed ceiling spotlights.

**Bedroom 4**

8'11" x 10'7" (2.73m x 3.22m)



UPVC double glazed window to front, power points, fitted carpet, single radiator.

**Bedroom 5**

8'9" x 9'6" (2.67m x 2.90m)



UPVC double glazed window to rear, fitted carpet, single radiator, fitted with designed office units ideal for hybrid working, double power point(s), .

**View of Bedroom 5****Family Bathroom**

UPVC double glazed window to front, three piece suite with panelled bath with mixer shower and glass screen, pedestal wash hand basin with mixer tap, low-level WC, heated towel rail, extractor fan, half height ceramic tiling to walls, karndean tiled flooring, two recessed ceiling spotlights.

**View of Family Bathroom****Second Floor Accommodation****2nd Floor Landing**

Access to bedroom 2 and 3, fitted carpet, power points.

**Bedroom 2**

18'1" x 12'6" (5.50m x 3.81m)



UPVC double glazed box bow window to front, uPVC double glazed window to side, double glazed velux window to rear, two single radiators, fitted carpet, power points, door to en-suite shower room.

**View of Bedroom 2****En-suite Shower Room**

Three piece suite comprising tiled shower cubicle with power shower over and glass screen, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan half height full height ceramic tiling to all walls, karndean tiles flooring, double power point(s) with two recessed ceiling spotlights.

**Bedroom 3**

18'1" x 9'10" (5.50m x 3.00m)



UPVC double glazed box bay window to front, velux window to rear, fitted carpet, TV point, single radiator, double power point(s).

**View of Bedroom 3****Outside of the property****Frontage and Garden**

Laid to lawn, front drive leading to garage with off road parking for 3 vehicles, side gate to rear garden

**Additional Front View of Front Aspect**

## Rear Garden



Enclosed rear garden, laid to lawn, two patio areas, mature shrubs and plants, outside tap, outside power sockets, side gate to the front of the property, personal door to garage.

## View of Rear Garden

## View of Rear Garden



## Single Garage

Detached brick built single garage with power and lighting connected. electric up and over door, glazed door to garden.

## Council Tax Band

Council Tax Band : F

Charge Per Year : £2933.03

## Development Maintenance Information

Development Maintenance charge: £200 per annum approximately.

Covers any communal garden areas, street lighting etc.

The above information has been supplied to us by the vendor and we recommend that the full terms of the maintenance should be qualified by the purchasers solicitors prior to exchange of contract.

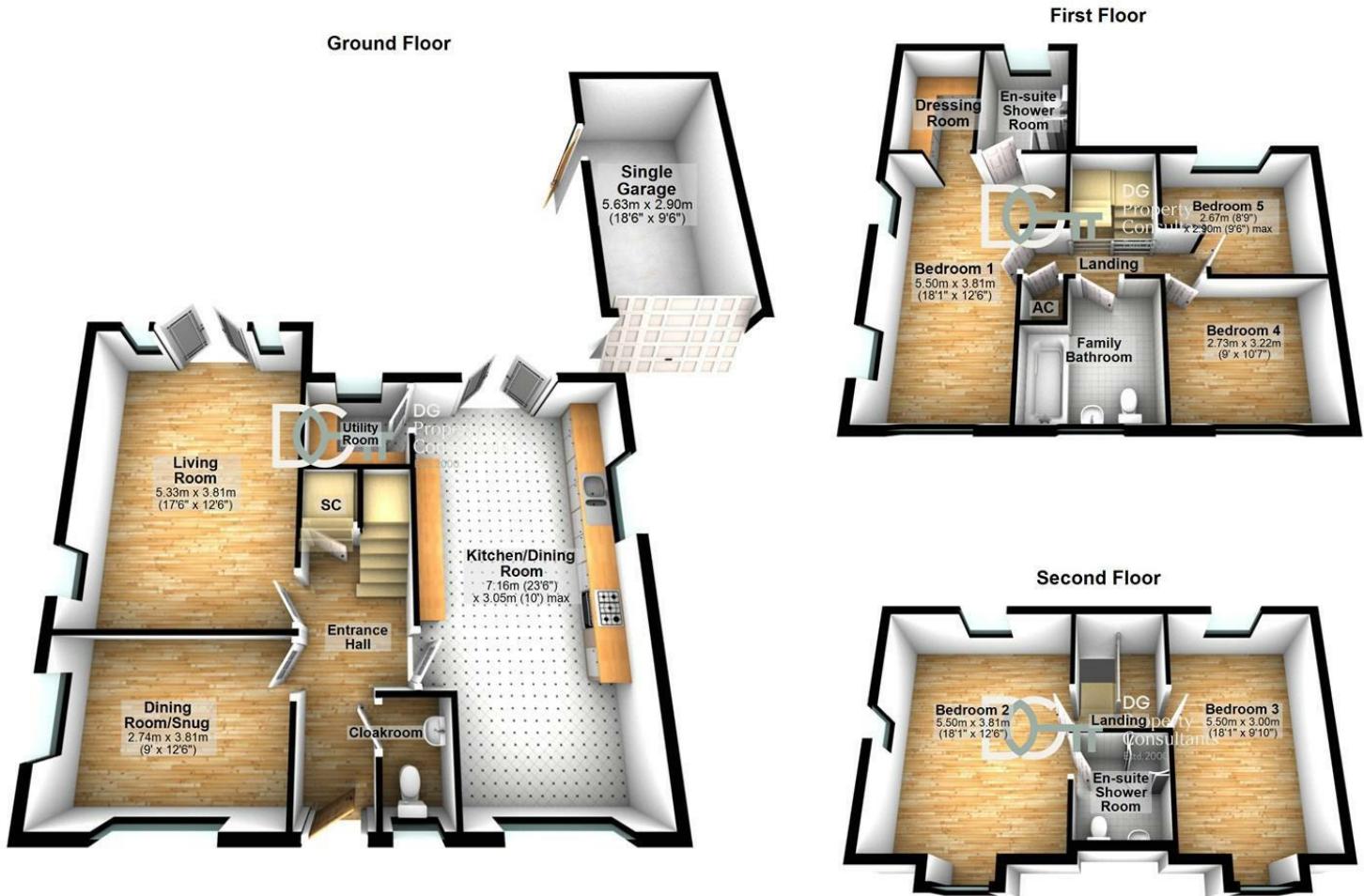
## MISDESCRIPTIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants. Supporting evidence will be required for your method of

purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.



Total area: approx. 192.0 sq. metres (2066.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A	94	
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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		
(02 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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