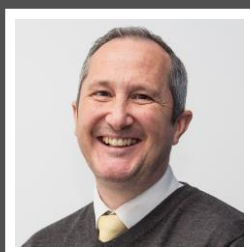




4 Ashton Gate, Flitwick, MK45 1AG

This beautifully presented three bedroom semi detached home is located in a private and exclusive small development close to Flitwick town centre and local schools - ideal for those wishing to upsize and downsize. The property enjoys light and airy living space over two floors and benefits from generous size rooms throughout. Accessed via a welcoming entrance hall, the accommodation briefly comprises; a living room with French doors accessing the private and established rear garden, an impressive kitchen/dining room that has extensive granite worktops, matching wall and base units with integrated dishwasher and double oven and a downstairs cloakroom.



This property is presented by Duncan Stead - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



0.7m



3



1



2

Tenure: Freehold

Council Tax: C



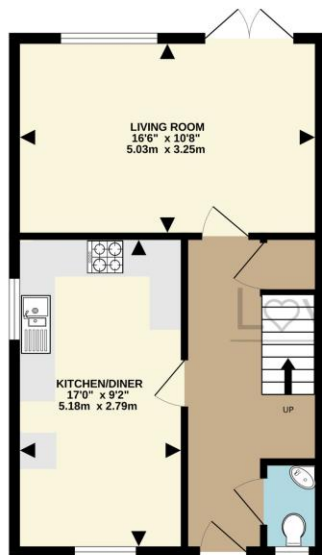


Flitwick offers a variety of amenities and quality schools. The town benefits from Tesco and Audi supermarkets with a Waitrose in neighbouring Ampthill. A new leisure centre was built in 2016 featuring a swimming pool, gym, Costa and various sports facilities. For education, Flitwick is well-served by several reputable schools. Lower schools such as Flitwick Lower School and Templefield Lower School provide a strong foundation for young learners. Woodside Middle School Academy which then feeds into Redborne Upper School & Community College in nearby Ampthill. Additionally, there are several nurseries and pre-schools available, ensuring quality early years education. The town is also well-connected, with Flitwick railway station offering regular services to London and Bedford, making it a convenient location for commuters. With its blend of amenities, educational facilities, and transport links, Flitwick is a well-rounded community for residents of all ages.

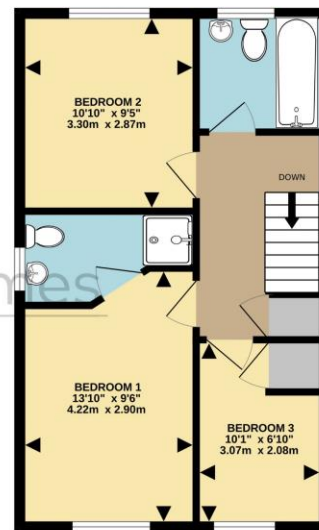


\$

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.

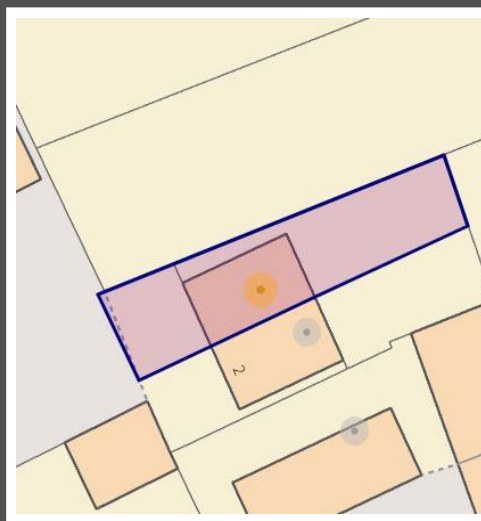


1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA - 911 sq ft (84.7 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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