

Love Homes



1 Balmoral Close, Flitwick, Bedfordshire MK45 1RN

Upon entering, a welcoming hall with a cloakroom and stairs to the first floor awaits. The ground floor features a dual-aspect living room, dining room, family room with rural views, and a granite-topped kitchen with utility area and garden access. A 20'4" conservatory offers panoramic views of the mature rear garden. Upstairs, the main bedroom has fitted wardrobes and an en-suite, with another en-suite guest room, two double bedrooms, two singles, and a family bathroom. The flexible layout suits various needs. The south/west-facing garden includes a patio, pond, apple tree, and countryside views.



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



6



3



3

Tenure: Freehold Council Tax: F





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, with the fast train reaching St Pancras in around 40 minutes. With its blend of amenities, educational facilities, and transport links, Flitwick is a well-rounded community for residents of all ages.

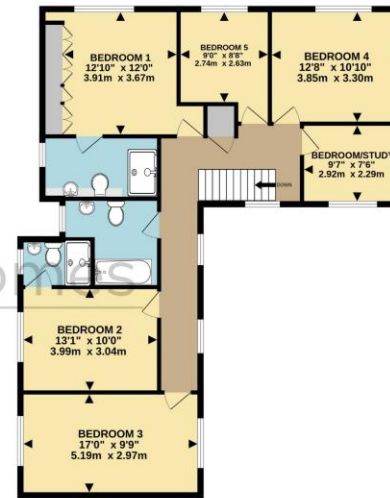




GROUND FLOOR  
1252 sq.ft. (116.3 sq.m.) approx.



1ST FLOOR  
1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA: 2336 sq.ft. (217.1 sq.m.) approx.  
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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