



**Connells**

Derwent Rise  
Flitwick Bedford



# Derwent Rise Flitwick Bedford MK45 1QS

for sale offers in the region of  
**£415,000**



## Property Description

In brief, this detached bungalow located on a spacious corner plot, offers a front and rear garden, a well-proportioned entrance hall, three good sized bedrooms and a family bathroom, with an impressive sizable light and airy lounge, featuring a fireplace and bay window! The recently refitted kitchen, offers a functional and practical space with access to the ample sized garden.

The garage is practical for storage or secure parking.

The loft offers ample space spanning the entire length of the house! Alternatively, this space serves as the perfect place to expand the home subject to planning permission.

Close to local amenities and the Thameslink train line for easy commuting.

## Entrance / Hallway

Door to front, spacious hallway leading to living room, bedroom 1 & 2, bathroom and built in storage cupboard.

## Living Room

12' 11" x 21' ( 3.94m x 6.40m )

Double glazed bay window to front aspect, brick built feature fireplace, radiator.

## Kitchen

8' 11" x 11' 4" ( 2.72m x 3.45m )

Double glazed window to rear, double glazed door to garden. Wall to base fitted units, easy clean work surfaces, sink with drainer, integrated oven, gas hob and extractor hood over, plumbing for washing machine, space for tumble dryer, space for fridge freezer, tiling, radiator.

## Bedroom 1

10' 2" x 11' 10" ( 3.10m x 3.61m )

Double glazed window, radiator.

## Bedroom 2

11' 9" into window x 8' 11" ( 3.58m into window x 2.72m )

Double glazed window, built in storage cupboard, radiator.

## Bedroom 3

6' 10" x 9' 4" ( 2.08m x 2.84m )

Double glazed window, radiator.

## Bathroom

Double glazed window to rear aspect. Double width shower cubicle, low level wc, hand wash basin with vanity storage, radiator.

## Loft Space

Boarded with light and ladder.

## Outside

### Front Garden

Hard standing driveway to garage, wall to front with gate with wooden fence to the side, a neat lawn frontage with pathway to front door.

### Garage

With up and over door, power and light.

### Rear Garden

Wrap around garden with side access, mostly laid to lawn, with patio area, mature shrubs and trees with flower bed borders.



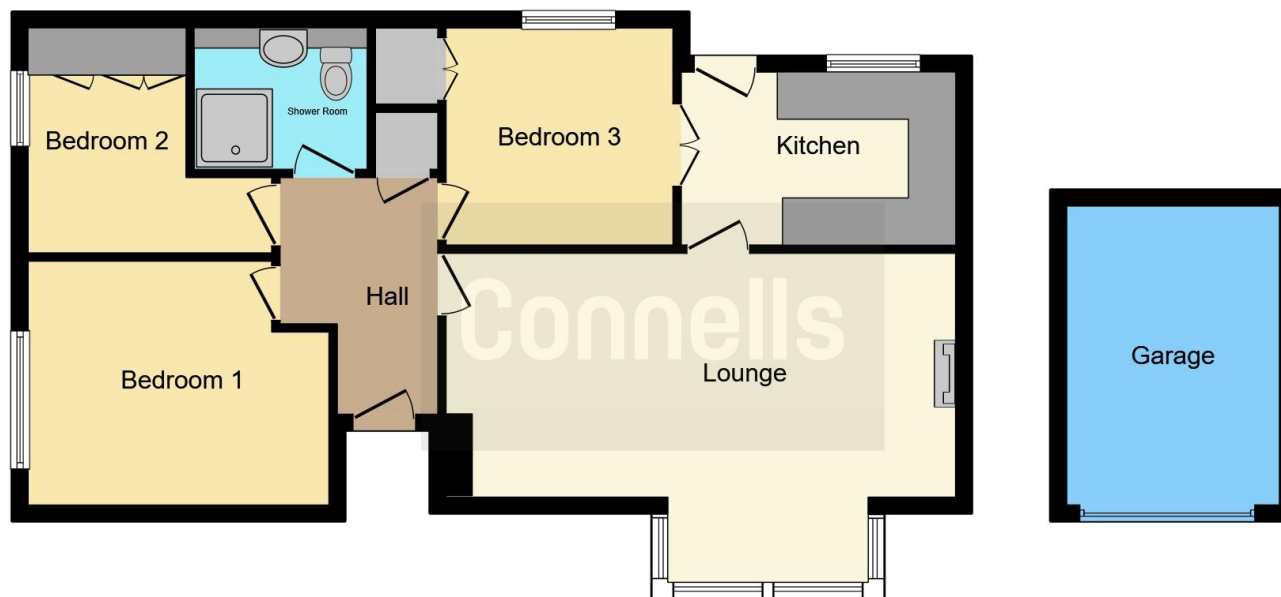












**Floor Plan**

**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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