



Connells

The Ridgeway
Flitwick Bedford

The Ridgeway Flitwick Bedford MK45 1DJ

for sale
£635,000



Property Description

Connells are pleased to offer this rare opportunity to own this beautiful home originally built in 1902 and further recently extended to become a lovely spacious home with many characterful, attractive features. The house includes a well finished kitchen diner that offers an integrated fridge and dishwasher, a Rangemaster oven and hob, a ceramic Belfast sink and a range of matching granite work surfaces and splash backs. To the rear of the kitchen is a door that leads to a utility room and separate downstairs cloakroom. Leading through from the kitchen to the living area finds a light and airy living room with an attractive fireplace with log burner inset. To the rear of the living room is a further study/garden room that enjoys bi-fold doors to the patio and back garden. The ground floor has stair access down to the basement, perfect for storage, as a home gym or even as a separate games/hobby room. Further stairs leading up from the ground floor living area finds a large bathroom and three well proportioned bedrooms, one of which has an en-suite fitted with a double width walk in shower. The rear garden is comprised of a pretty brick built, curved patio area, further decking and astro turfed area providing an ideal area for socialising/alfresco dining with minimal maintenance involved. Large driveway from the front of the property extends to the rear garden. A large annex provides a double garage, separate one bed dwelling, kitchen/diner, bathroom, lounge, en suite wc.

Entrance

Porch with door to front aspect, leading to living room.

Living Room

13' x 26' (3.96m x 7.92m)

Spacious living room with brick built feature fireplace and wood burner inset. Double glazed bay window to the front, TV point, radiator to under

window and side, stairs leading to first floor and opening to study/garden room.

Study

7' 11" x 14' 2" (2.41m x 4.32m)

This second reception room leads from the living room, with a radiator, oak flooring and bi-fold doors that lead out to the patio and rear garden.

Kitchen / Diner

9' 2" x 27' 2" (2.79m x 8.28m)

Two sets of double glazed windows to front aspect and further double glazed window to the side. The kitchen/diner is fitted with modern cream wall, base and floor to ceiling cupboards with attractive roll edge granite work surfaces and splash backs. Ceramic Belfast sink with integrated drainer to work surface, a Ringmaster electric oven with gas hob and extractor hood above, a breakfast bar, integrated fridge and integrated dishwasher, spotlights to the ceiling, radiators to the internal side walls, TV point a glazed door to the rear utility area and further doors opening to the stairs leading down the the basement room. There is ample space for a dining table and chairs.

Utility Room

Plumbing for washing machine, space for table dryer, cupboards above, radiator, with wooden single door with glazing leading to the raised patio area. Door to cloakroom

Cloak Room

Low level wc, hand wash basin with vanity storage, radiator, double glazed window to the rear.

Basement

10' x 10' (3.05m x 3.05m)

Built in shelves, stairs leading up to the kitchen/diner.

First Floor

Landing

Double glazed window to rear aspect, doors to bedrooms and bathroom, access to loft space (which has a fitted wooden loft ladder providing access to boards loft space)

Bedroom 1

10' 10" x 12' 6" (3.30m x 3.81m)

Two double glazed windows to front aspect, radiator, built in wardrobes.

Bedroom 2

10' 5" x 9' 6" (3.17m x 2.90m)

Two double glazed windows to front aspect, radiator, door to en-suite

En Suite

4' 4" x 6' 6" (1.32m x 1.98m)

Large shower cubicle, low level wc hand wash basin with vanity storage, chrome towel radiator, tiling.

Bedroom 3

7' 8" x 12' (2.34m x 3.66m)

Double glazed window to rear aspect, radiator, built in storage/airing cupboard.

Bathroom

Wash hand basin with vanity cupboards, large shower cubicle, large bath with mixer taps and shower attachment, low level wc, Chrome towel radiator, tiling and window to the rear aspect.

Energy Rating

The house is served by a gas Mega Flow system for central heating and hot water. Energy rating D.

Outside

Front Garden

Gated access to gravel driveway with ample and side gated access to rear garden and side door access to kitchen/diner. Privacy hedge to side aspect.

Rear Garden

Raised paved, brick built curved patio area with steps leading down to decking, artificial lawn area, fencing, shingle drive leading to garage/annex. (There is also a screened private area housing a

hot tub).

Double Garage

Large double garage with two stylish wooden doors to the front. Two windows to the rear of the garage plus a set of patio doors leading to a further small decked area at the rear of the property, where there is also a 8' x 6' shed. The garage is also fitted with radiators and lighting. Door through to annex.

Annex Ground Floor

Comprising of:

Annex Kitchen

Double glazed door with side window, internal door to garage, double glazed window to side aspect, fitted with a range of base units with work surfaces/ stainless steel sink, integrated fridge, integrated washing machine, integrated Neff oven (with 'Tuck Away' door) and induction hob, radiator, spot lights to the ceiling, stairs leading to first floor.

Annex Bathroom

Panelled bath, low level wc, hand wash basin with vanity storage, tiling, chrome towel radiator. Double glazed window to rear aspect.

Annex First Floor

Comprising of:

Annex Living Room

Two double glazed skylight windows, radiator, TV point.

Annex Bedroom

Two double glazed skylight windows, radiator, Three built in storage cupboards/wardrobes, door to wc.

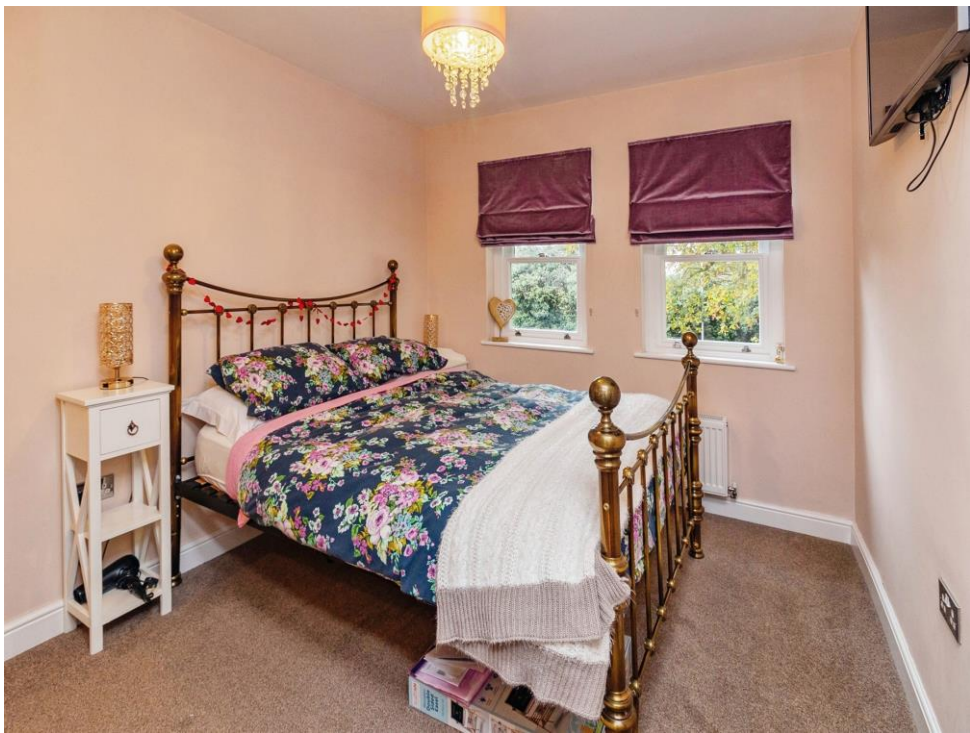
Annex Cloak Room

Low level wc, hand wash basin, basin with vanity storage.

Garage / Annex

The garage /annex is served by a separate combination boiler for central heating and hot water.









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

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EPC Rating: D

Tenure: Freehold

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