



Connells

Chaucer Road
Flitwick Bedford

Chaucer Road Flitwick Bedford MK45 1QG

for sale offers in excess of
£450,000



Property Description

We are pleased to offer for sale this immaculate throughout 3 bedroom family home, nestled within a quiet cul de sac location, with the benefit of a converted garage currently used as a gym/study room, also a versatile wooden outbuilding currently used as a bar/ family games room. modern kitchen with ample storage, family bathroom with contemporary fixtures and fittings. Off road parking with electric car charger. low maintenance garden.

Nestled in the middle of Bedfordshire, Flitwick is a popular historical and ever growing location, with excellent schools, an array of local businesses public houses, cafes, coffee bars and restaurants and within a close proximity to Centre Parcs. Offering pleasant walks within the beautiful nature reserves of Flitwick Moor, Folly Wood, Flitwick Manor, also there is the medieval church of St Peters and St Pauls. Flitwick Mill - which was built by the Monks of Dunstable Priory since 1085. Physical evidence of a Norman Fortification (Flitwick Castle) -locally known as the Mount. Flitwick also benefits from having the Thameslink train line, which is approximately 40 minutes direct to London St Pancras. Flitwick is surrounded by popular villages that offer their own historical landscapes and attractions, people move here from far and wide as the location is perfect for commuting using the train or the M1 junction 12.

Entrance / Hallway

Door to front with full length opaque glass panels to either side and partially glazed front door, Radiator, stairs rising to first floor, door to cloak room, door to living room.

Cloak Room

Low level wc, chrome towel radiator, hand wash basin, built in storage units.

Living Room

24' 1" x 10' 4" (7.34m x 3.15m)

Double glazed Bay window to front aspect, two radiators, double glazed patio doors opening to rear garden.

Kitchen

17' x 9' 7" (5.18m x 2.92m)

Wall to base fitted units, stainless steel sink, easy clean work surfaces, large oven with gas hob and extractor hood above, space for fridge freezer, plumbing for dishwasher, island with fitted units and breakfast bar, tiled floor, spot lights to ceiling, radiator. Two double glazed windows to rear garden, glazed door to rear garden.

Gym/Office

14' 3" x 8' 4" (4.34m x 2.54m)

Radiator, doors to store room.

First Floor

Landing

Access to loft, double glazed window to side aspect, built in storage cupboard, doors to bedrooms and bathroom.

Bedroom 1

14' 5" x 9' 7" (4.39m x 2.92m)

Double glazed window, radiator.

Bedroom 2

10' 2" x 9' 5" (3.10m x 2.87m)

Double glazed window, radiator.

Bedroom 3

8' 10" x 7' 6" (2.69m x 2.29m)

Double glazed window, radiator.

Bathroom

Free standing roll top bath with shower and glass screen over, hand wash basin with vanity unit, low level wc, towel radiator, two double glazed opaque windows, shaver point, tiling, spotlights to ceiling.

Outside

Front Garden

Gravelled driveway for three vehicles, paved step to front door, access to electric car charging point.

Rear Garden

Artificial lawn, wooden decking patio area. wooden fencing. Access to out building.

Outbuilding

Currently used as a bar, games room, office area, with built in bar, electric heater, three windows to garden, double glazed doors to garden.

Store Room

9' 8" x 9' 8" (2.95m x 2.95m)

Store room with electricity, double doors for easy access.









Ground Floor

First Floor

floor plan

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

To view this property please contact Connells on

T 01525 712 271
E flitwick@connells.co.uk

Unit 9 Russell Centre Coniston Road Flitwick
 BEDFORD MK45 1QY

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305469



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FLI305469 - 0015