



Set within the charming Denel Close area, Flitwick, this exquisite detached chalet bungalow presents an exceptional opportunity for those seeking a spacious and versatile family home. Set on a generous corner plot, the property boasts ample parking for up to four vehicles, ensuring convenience for both residents and guests alike.

With its blend of modern enhancements and thoughtful design, this home is perfect families looking for comfort and style in a desirable location. Don't miss the chance to make this remarkable property your new home.

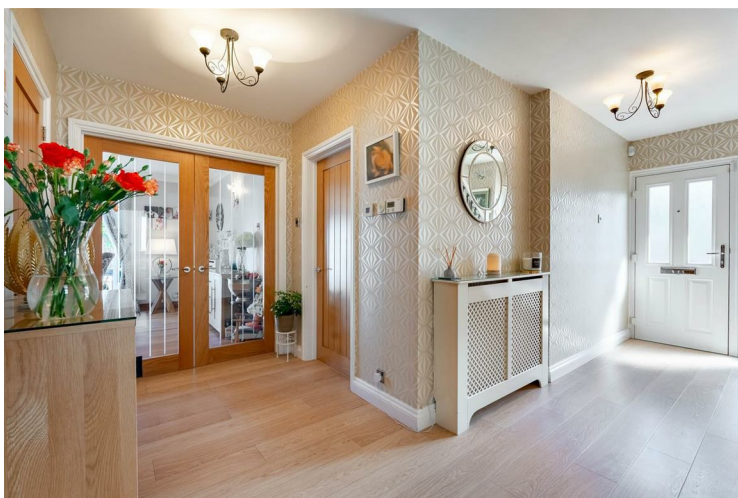


The current vendors have extended and significantly improved the home, resulting in high-spec accommodation that is both stylish and functional. The inviting living room and dining room provide perfect spaces for relaxation and entertaining, while the recently fitted kitchen / breakfast room is a delightful hub for family gatherings, equipped to meet all your culinary needs.

This splendid property features four well-proportioned double bedrooms, including a master suite that is a true retreat, complete with a walk-in wardrobe area and a luxurious en-suite shower room. Bedroom two also benefits from its own en-suite, making it ideal for guests or older children. The family bathroom and a convenient ground floor cloakroom add to the practicality of this lovely home.

### Entrance Hall

Providing access to all accommodation this spacious entrance hall welcomes you to the home with a double glazed composite door and double glazed window to the front aspect. Wood laminate flooring. Radiator. Central heating thermostat. Large storage cupboard. Stairs rising to the first floor accommodation.



### Living Room

A bright and spacious room with large double glazed windows to the front and side aspects. Engineered wood flooring. Two radiators. Feature marble fire surround and hearth. Wall light points. Decorative coved ceiling. Tv point.



### Dining Room

Adjacent to the kitchen, a spacious rear aspect room with french doors leading to the garden. Wood laminate flooring. Two radiators. Wall light points. Decorative coving. Feature head wood glazed doors leading from the entrance hall.



### Kitchen / Breakfast Room

Recently fitted to comprise a range of wall, drawer and base level units with quartz work surfaces over. 1 and 1/2 drainer sink unit with swan neck mixer tap over. Twin larder cupboards and display cupboards. Integrated appliances to include; double oven, dishwasher, full length fridge and freezer, wine chiller and microwave. Two double glazed windows to the front aspect and one to the side aspect. Breakfast bar. Tiled flooring. Inset spot lights to the ceiling. Double glazed composite door leading to the garden. Induction hob with extractor hood over.



### Cloakroom

Fitted to comprise a w/c with concealed cistern. Wash hand basin set into a vanity unit. Heated towel rail. Hydroboard to splash back areas. Wood laminate flooring. Extractor

### Master Bedroom

A good sized dual aspect double bedroom with double glazed windows to the side and rear aspect. The room has a tastefully fitted dressing area which provides onward access to the en-suite shower room and comprises a range of full length wardrobes, wood laminate flooring and sky light. The remainder of the bedroom benefits from fitted carpet, radiator and a range of fitted drawers.





### En-Suite Shower Room

Fitted to comprise a w/c with concealed cistern. Wash hand basin set into a vanity unit and a shower enclosure with shower over. Hydro-board to the walls. Wood laminate flooring. Heated towel rail. Double glazed window to the rear. Extractor.

### En-Suite Shower Room

Fitted to comprise a w/c. Wash hand basin set into a vanity unit. Shower enclosure with shower over. Fully tiled walls and floor. Skylight. Heated towel rail. Extractor.



### Landing

Providing access to all first floor accommodation with a skylight and fitted carpet.

### Bedroom Two

Double glazed window to the front aspect. Wood laminate flooring. Radiator. Built in wardrobe and shelving.



### Bedroom Three

Double glazed window to the front aspect. Wood laminate flooring. Radiator. Fitted wardrobes.



### Bedroom Four

Double glazed window to the side aspect and a skylight fitted to the ceiling. Wood laminate flooring. Radiator.





## Family Bathroom

Fitted to comprise a w/c. Wash hand basin. Panelled bath. Fully tiled walls and floor. Skylight to the ceiling. Extractor.



## To The Front & Side

A driveway to the front providing off road parking for three vehicles. side garden laid to lawn with a variety of mature flowers, shrubs and bushes. Brick retaining wall.



## Rear Garden

A well maintained and walled garden laid mostly to artificial grass with a patio area adjacent to the rear of the property and a further patio area at the bottom of the garden. External light points. Garden.



## Out Buildings

The property provides a good array of useful outside spaces. There is a very useful utility/ laundry room attached to the dwelling with space and plumbing for a washing machine, space for a tumble dryer. Light and power. Consumer unit. Stable style door. There are also two good sized storage sheds and a garage that offers vast potential to convert to a home office, gymnasium or hobby room. The garage comprises three double glazed windows to the front and side aspects and two double glazed composite doors to the side and rear aspects. Light and power.

## NB

Services and appliances have not been tested.

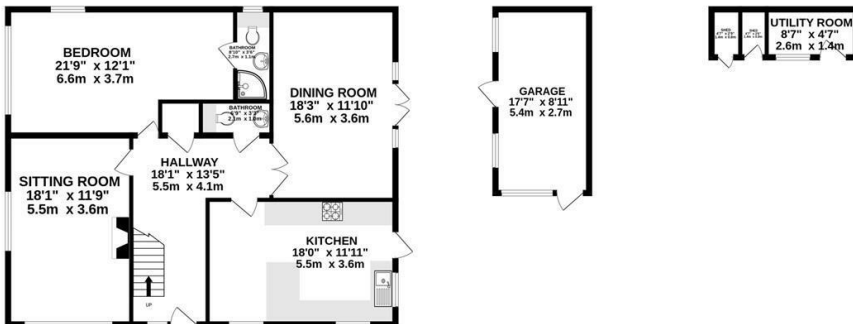
## Viewing

By appointment through Bradshaws.

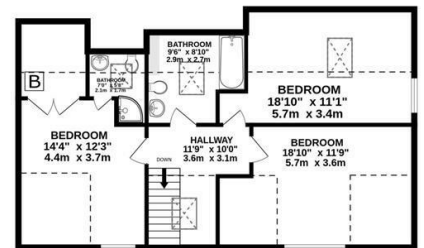
## Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

GROUND FLOOR  
1332 sq.ft. (123.7 sq.m.) approx.



1ST FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 2145 sq.ft. (199.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		