



Connells

Ryder Way
Flitwick Bedford



Property Description

Connells are delighted to bring to market this impressive and contemporary five-bedroom family home which offers generous, well-planned accommodation designed for modern living.

The property is approached via multiple off road parking spaces and welcomes you into a spacious entrance hall, setting a refined tone from the outset. The recently re-decorated lounge provides a stylish yet comfortable space to relax, while a downstairs cloakroom adds everyday practicality. A dedicated home office/study offers the ideal environment for remote working or quiet study, a highly desirable feature for today's lifestyle.

At the heart of the home lies a superb open plan kitchen and dining area, perfectly suited for family life and entertaining alike. The space flows seamlessly through to the enclosed, low maintenance rear garden, creating a wonderful indoor-outdoor connection and an ideal setting for summer gatherings, children's play or alfresco dining.

The first floor continues to impress with five well-proportioned bedrooms, two of which benefit from private en-suite shower rooms, providing comfort and convenience for family members or guests. The remaining bedrooms are served by a contemporary family bathroom, finished to a high standard.

Flitwick is a highly regarded Bedfordshire town, popular with families and commuters alike, offering an excellent range of local amenities, well regarded schools, and outstanding transport links.

Entrance/ Hallway

Double glazed door and double-glazed window to front aspect. Radiator. Under stair storage.

Cloak Room

Low level wc, hand wash basin, hand towel radiator.

Kitchen / Diner

Wall to base fitted units, easy clean work surfaces, sink with drainer, integrated oven with extractor fan above, breakfast bar, integrated appliances, spot lights to ceiling. Double glazed windows either side of double glazed patio doors to garden. Double glazed window to side aspect.

Living Room

Double glazed windows to side, front and rear aspects. Access to rear garden via double glazed doors to rear aspect. Radiator.

Study

Double glazed window to front aspect. Radiator.

First Floor

Landing

Double glazed windows to side aspect. Radiator. Loft access. Access to bedrooms and family bathroom

Bedroom 1

Radiator. Double glazed window to rear aspect. Built in storage.

En Suite

Hand wash basin. low level wc, shower cubicle, spotlights to ceiling.

Bedroom 2

Radiator. Double glazed window to rear aspect.

En Suite

Shower cubicle. hand wash basin. low level wc, spotlights to ceiling.

Bedroom 3

Radiator. Double glazed window to front aspect.

Bedroom 4

Radiator. Double glazed window to front aspect.

Bedroom 5

Radiator. Double glazed window to front aspect.

Bathroom

Frosted Double glazed window to side aspect. Low level wc, hand wash basin. Bath with shower over, spotlights to ceiling. Heated towel radiator.

Outside

Garage

Converted garage.

Front Garden

Additional exterior garden space to front and side with mature plants and shrubs.

Rear Garden

Enclosed garden with patio area. astro turf lawn. Side gate access to driveway,

Parking

Driveway for multiple vehicles.

Agents Note:

"Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

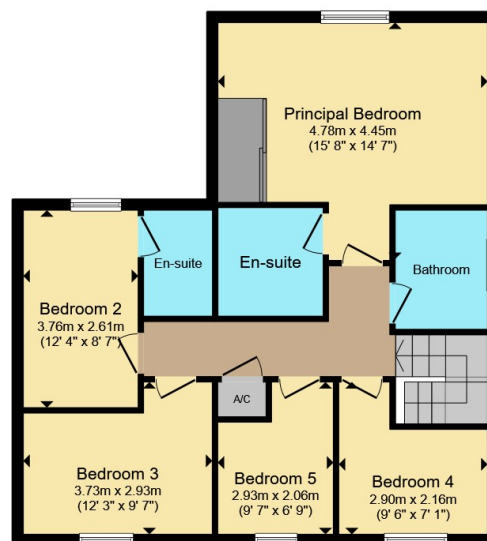




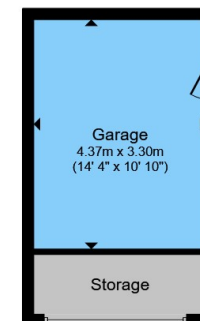




Ground Floor



First Floor



Outbuilding

Total floor area 163.7 m² (1,762 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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Unit 9 Russell Centre Coniston Road Flitwick
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EPC Rating: B Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305809



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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.

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