



**Connells**

Beaumont Mews  
Flitwick Bedford



## Property Description

Connells are delighted to bring to market an exceptional four-bedroom semi-detached townhouse located in the heart of Flitwick, just a short walk from the train station and a selection of local amenities. This impressive home offers generous accommodation arranged over four floors, with multiple allocated off-road parking spaces and the additional benefit of a 3/4-size garage. The property also features a private and enclosed rear garden, providing an outdoor space perfect for relaxing or entertaining alike.

Upon entering the ground floor, you are welcomed by a versatile layout that includes a convenient WC, a useful storage cupboard, a dedicated utility room, and a separate home office-ideal for remote working or study. Moving to the first floor, the home opens into a bright and spacious lounge alongside a modern kitchen/diner, creating a sociable and comfortable central living space. The second-floor hosts bedrooms One and Two, with the principal bedroom benefiting from its own private en-suite shower room in addition to a family bathroom. The top floor completes the accommodation with two further well-proportioned bedrooms and an additional family bathroom, making it ideal for growing families or those needing flexible living arrangements.

Outside, the enclosed rear garden offers an entertaining space and to the front the multiple parking spaces and 3/4-size garage provide excellent off-road parking-a real advantage in this sought-after central town location.

## Ground Floor

### Entrance / Hallway

Entrance hall with double glazed window and double-glazed door to front aspect, radiator, under stairs storage.

### Cloak Room

Hand wash basin, Low level wc, opaque glazed window to side aspect, radiator, extractor fan.

### Study / Office

12' 8" x 8' 8" ( 3.86m x 2.64m )  
Set behind the ¾ size garage, double glazed window to rear aspect, radiator.

### Utility Area

6' x 6' 7" ( 1.83m x 2.01m )  
Space for white goods, work surface, stainless steel sink, central heating boiler, double glazed door to rear garden, radiator.

## First Floor

### Landing

Built in storage cupboard.

### Kitchen / Diner

16' 6" x 14' 5" ( 5.03m x 4.39m )  
L-shaped kitchen, double glazed window to rear aspect, wall to base fitted units, easy clean work surfaces, gas hob, integrated oven, extractor fan, dishwasher, and fridge freezer, 1 ½ bowl sink with drainer, spotlights to ceiling, space for dining furniture.

## Living Room

16' 6" x 15' ( 5.03m x 4.57m )

Double glazed windows - two to front aspect, two radiators.

## Second Floor

### Landing

Built in storage cupboard, water heater connected to solar panels.

### Bedroom 1

13' 2" x 10' 8" ( 4.01m x 3.25m )

Double glazed doors to front aspect railing for Juliet balcony, double glazed window to front aspect, radiator, built in storage cupboard.

### En Suite

Shower cubicle, hand wash basin, low level wc, extractor fan, hand towel radiator, double glazed opaque window to side aspect.

### Bedroom 2

12' 4" x 9' 4" ( 3.76m x 2.84m )

Built in storage cupboard, Triple glazed window to rear aspect, radiator.

### Bathroom

Panelled bath with shower over, low level wc, hand wash basin, opaque double glazed window to rear aspect, hand towel radiator.

## Third Floor

### Bedroom 3

13' x 7' 5" ( 3.96m x 2.26m )

Built in storage cupboards, triple glazed dormer window to rear aspect, radiator.

### Bedroom 4

11' 3" x 6' 10" ( 3.43m x 2.08m )

Built in storage cupboard, radiator, two velux double glazed windows to ceiling.

### Shower Room

9' 6" x 6' 7" ( 2.90m x 2.01m )

Shower cubicle, extractor fan, low level wc, hand wash basin, hand towel radiator.

## Outside

### Rear Garden

Access via the utility room or side access from the front of the property. Enclosed rear garden, patio area, partially laid to lawn. Side gate access.

### Parking

Allocated parking to front via integral driveway and integral garage, car port.

### Garage

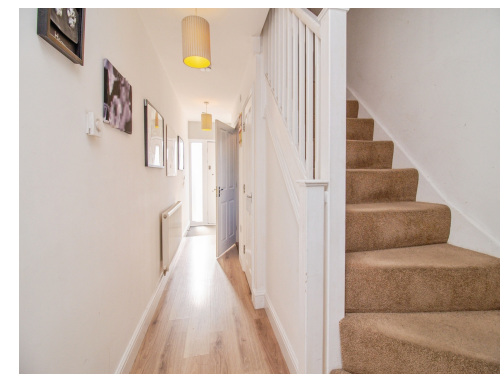
Integrated garage with power, access to office space. Car port to front aspect.

### Grey Water Recycling

The grey water system uses rain water which is harvested for toilet flushing and the outside tap. Grey water recycling can save water and reduce utility bills. This system primes the built in sprinkler system.

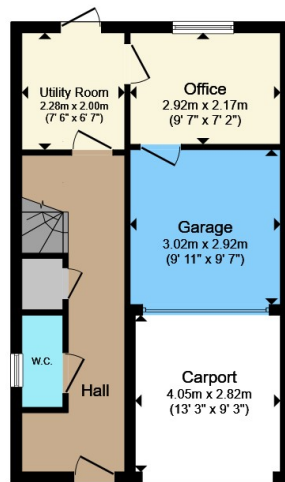
### Service Charges

The property is freehold, There is a service charge of £45.00 per month which includes liability cover.

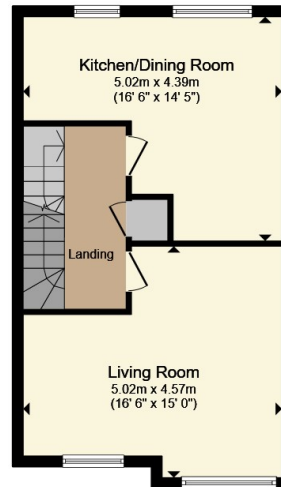




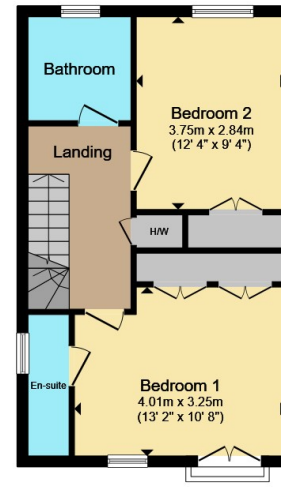




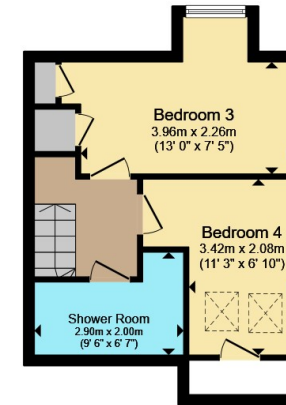
**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

Total floor area 149.7 m<sup>2</sup> (1,611 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01525 712 271**  
**E [flitwick@connells.co.uk](mailto:flitwick@connells.co.uk)**

Unit 9 Russell Centre Coniston Road Flitwick  
 BEDFORD MK45 1QY

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/FLI305786](http://connells.co.uk/Property/FLI305786)**



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