



5 Bedrooms



3 Bathrooms



3 Receptions

Freehold

 **ashtons**
for life's great moves

Greenfield Road, Flitton, Bedford, MK45 5DR
Guide price of £795,000

STAMP DUTY PAID & 105% PART EXCHANGE! Plot 20 The Westland, five-bed detached house at The Appleyard. READY TO MOVE IN!

Description

The Appleyard is a contemporary development in Flitton, surrounded by picturesque Bedfordshire countryside. This exclusive collection of three to five bedroom houses blends country charm with modernity. High quality, energy-efficient homes designed for you. ****STAMP DUTY PAID & 105% PART EXCHANGE AVAILABLE!**** Plot 20, The Westland, is a five bedroom detached home offering 1,875 sq ft of flexible living space, with a garage and driveway for two cars. Includes an interior design package! ***BEST VIEWS SAVED FOR LAST!*** Delight in large windows, an open plan kitchen/dining/family area with French doors to the terrace. A separate living room, study, and WC/utility add practicality. Upstairs, the principal bedroom features fitted wardrobes and a luxury ensuite. Two more bedrooms and a bathroom are on the first floor. The second floor has two bedrooms and a shower room. New homes include a 2-year Stonebond warranty and 8-year defects warranty, plus reduced energy costs and carbon emissions. ***Incentives subject to terms.* **SHOW HOME VIEWING BY APPOINTMENT.****

Location

Flitton, a sought-after Bedfordshire village, offers excellent commuting via rail/road and a renowned primary school. Nearby Flitwick provides rapid rail to London. Close to Ampthill, a historic market town with shops, eateries, and rich heritage.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.









Ground floor

First floor



Second floor

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.