



Beatrice Place

Fairfield,
Bedfordshire, SG5 4RZ
Offers in Excess of £440,000

country
properties

Set on the ever-popular Fairfield development, this attractive three-bed semi detached home stands out with its decorative brickwork and striking arch detail. The property is well presented throughout and benefits from a study space within the garage, ideal for home or hybrid working. The property enjoys a wrap-around garden with an additional side plot offering extra space and privacy. There is off-road parking on the driveway complete with an EV charger.

- 15ft fully integrated kitchen/diner featuring two front-facing feature windows
- Fantastic presentation - recently redecorated throughout - just move in!
- Master bedroom to the rear of the property with en-suite shower room
- Desirable 'Fairfield Gardens' location with scenic countryside walks nearby
- Driveway leading to garage provides off road parking for 2 cars and EV charger
- Energy efficient home - EPC rating B



INTERNAL

GROUND FLOOR

Entrance Hall

Stairs rising to first floor with understairs storage cupboard. Tiled flooring. Radiator. Doors into Kitchen/Diner, Living room and Cloakroom.

Kitchen/Dining Room

15' 5" x 11' 9" (4.70m x 3.59m) A range of wall and base units with worksurfaces over with upstands. Inset one and half bowl stainless steel sink and drainer unit with swan neck mixer tap over. Integrated fridge/freezer. Built in electric oven and gas hob with stainless steel splashback and extractor hood over. Integrated dishwasher. Two double glazed windows to front aspect. Radiator. Tiled flooring.

Living Room

15' 6" x 10' 6" (4.73m x 3.21m) Double glazed double doors onto rear garden. Two radiators.

Cloakroom

Wall mounted wash hand basin with mixer tap over and tiled splashback. Low level WC. Tiled flooring. Radiator.

FIRST FLOOR

Landing

Doors to all bedrooms and family bathroom. Airing cupboard housing wall mounted combination boiler and shelving. Loft access.

Bedroom One

12' 1" max x 11' 2" max (3.69m max x 3.41m max) Double glazed window to rear aspect. Radiator. Large storage cupboard. Door to En suite.



En Suite

En suite comprising double shower cubicle, wall mounted wash hand basin and low level WC. Tiled splashbacks. Shaver point. Extractor fan. Double glazed obscure window to rear aspect.

Bedroom Two

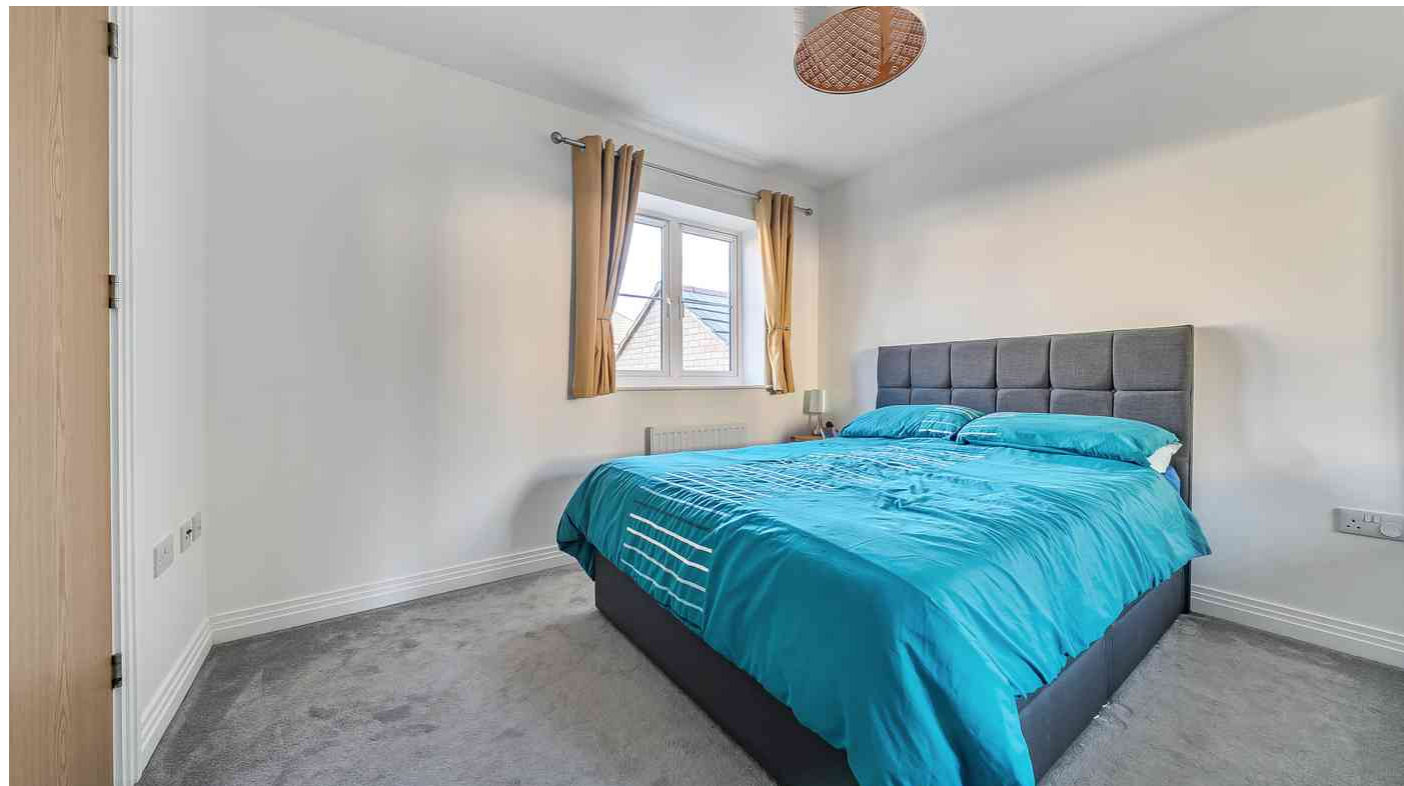
13' 2" x 7' 6" (4.01m x 2.28m) Double glazed window to front aspect. Radiator.

Bedroom Three

10' 10" max x 7' 10" max (3.29m max x 2.39m max) Double glazed window to front. Radiator enclosed in decorative cover.

Bathroom

Bathroom suite comprising wall mounted wash hand basin, concealed cistern WC and panel enclosed bath with mains shower over and shower screen to side. Marble effect tiled splashbacks. Chrome heated towel rail. Fitted bathroom mirror. Tiled flooring.



OUTSIDE

Front Garden

Shingled front garden with well stocked flowers and shrubs borders. Paved driveway with feature lighting and off road parking space for two cars. EV charger to remain. Paved path to front door with covered storm porch and feature arched window.

Rear Garden

Rear garden enclosed by timber fencing and laid mainly to lawn, with paved patio area and further raised decked patio seating area enclosed by metal balustrade. Raised flower beds with variety of flowers and shrubs. Side garden with grassed lawn and paved path access to front. External water tap. External lights. Personal door to Garage/Office.

Garage

Up and over door. Power and light. Roof void storage. Part used as gym area and part converted for office use with double glazed window to rear, power and light. Door onto rear garden.



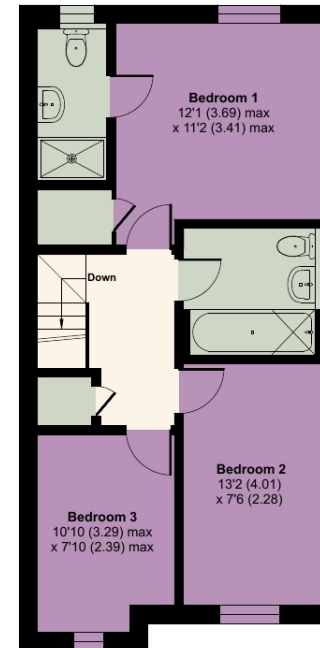




Approximate Area = 975 sq ft / 90.5 sq m
Garage = 231 sq ft / 21.4 sq m
Total = 1206 sq ft / 112 sq m
For identification only - Not to scale



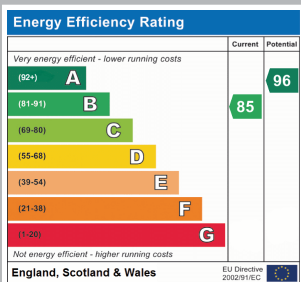
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Country Properties. REF: 1387632



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Viewing by appointment only

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