



Copperfield Close, Fairfield, Hitchin, Hertfordshire. SG5 4GA





4 Bedroom End of Terrace House

Guide Price £550,000 Freehold

A superb extended four double bedroom family home with a stunning open plan kitchen/dining/family room that leads out to a private south facing rear garden.

- Extended family home
- Four double bedrooms
- Three bathrooms
- Stunning kitchen/dining/family room
- Comfortable snug
- Underfloor heating to the ground floor
- South facing rear garden
- Garage and parking
- Must be viewed
- Awaiting EPC. Council tax band D.



Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Stairs to first floor with cupboard under. Porcelain tiled flooring with under floor heating.

Snug:

Abt. 14' 0" x 9' 3" (4.27m x 2.82m) Double glazed sash window to front and double glazed window to side. Television point. Telephone point. Coved ceiling. Porcelain tiled flooring with under floor heating.

Cloakroom:

A refitted white suite comprising corner vanity unit with inset wash hand basin and low level wc. Heated towel rail. Fully tiled walls. Extractor fan. Slate tiling floor.

Kitchen/Dining/Family Room:

Abt. 23' 1" x 16' 0" (7.04m x 4.88m) A stunning kitchen/dining/family room with part vaulted ceiling. Double glazed sliding patio doors lead to the rear garden with a large glazed panel over. Two electrically operated double glazed Velux windows. The kitchen area is beautifully fitted and comprises a comprehensive range of eye and base level units with ample Quartz worktops that also incorporate a breakfast bar. Inset ceramic sink unit. Quartz splash back. Built-in five ring gas hob with extractor hood over. Built-in eye level double electric oven. Integrated tower freezer, tower fridge and dish washer. Plumbing for automatic washing machine. Space for tumble dryer. Cupboard housing a newly fitted gas boiler. Inset ceiling lights. Porcelain tiled flooring with underfloor heating.

First Floor:**First Floor Landing:**

Double glazed sash window to front. Stairs to second floor. Airing cupboard. Coved ceiling. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 13' 10" x 9' 8" (4.22m x 2.95m) Twin aspect double glazed sash windows to front. Radiator. Television point. Coved ceiling. Carpet as fitted.

Bedroom Four:

Abt. 9' 9" x 8' 7" (2.97m x 2.62m) Double glazed window to rear. Radiator. Television point. Wood effect flooring.

Shower Room:

A recently refitted suite comprising a fully tiled corner shower cubicle with shower, pedestal wash hand basin and low level wc. Heated towel rail. Shaver point. Double glazed window to rear. Extractor fan. Inset ceiling lights. Fully tiled walls and flooring.

Second Floor**Second Floor Landing:**

Loft access. Carpet as fitted.

Bedroom One:

Abt. 10' 5" x 9' 7" (3.17m x 2.92m) Double glazed window to front. Built in double wardrobe. Radiator. Coved ceiling. Carpet as fitted.

En-suite:

A refitted en-suite comprising a fully tiled shower cubicle with spa shower, pedestal wash hand basin and low level wc. Fitted cupboard. Shaver point. Part tiled walls. Heated towel rail. Extractor fan. inset ceiling lights. Tiled flooring.

Bedroom Three:

Abt. 9' 8" x 9' 4" (2.95m x 2.84m) Double glazed window to rear. Radiator. Carpet as fitted.

Family Bathroom:

A white suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin and low level wc. Fully tiled walls. Shaver point. Heated towel rail. Double glazed window to rear. Extractor fan. Tiled flooring.

Outside**Rear Garden:**

A good sized private south facing rear garden with paved patio area retained by a brick built raised flower bed. The remainder is laid to lawn with various trees and shrubs. gated side access. External electric point. Outside light. Outside tap.

Garage:

A single brick built garage with up and over door and pitched roof. Parking to front of garage for one car.

Additional Information:**Service Charge:**

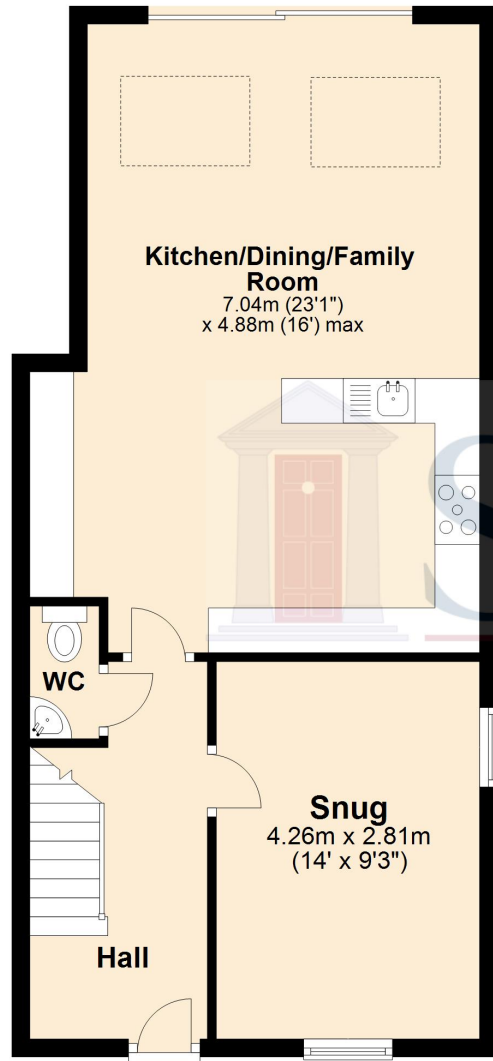
Estate charge: Approximately £109.00 every 6 months



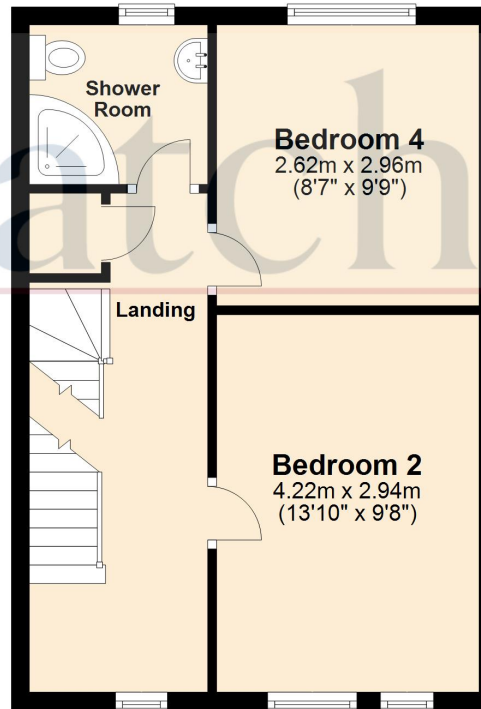


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

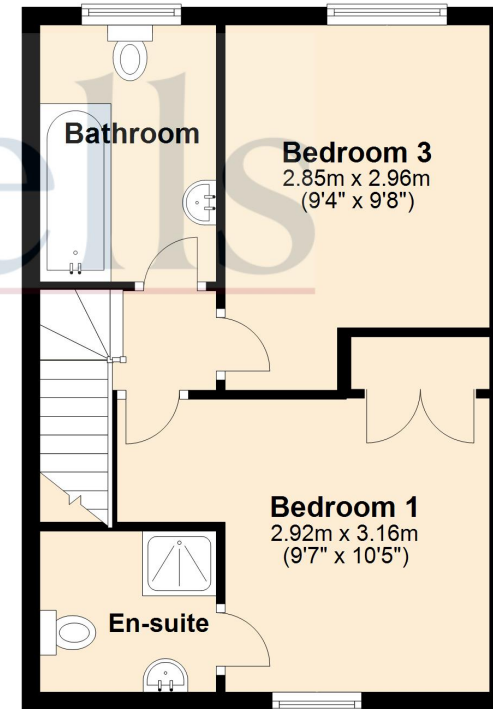
Ground Floor



First Floor



Second Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.