



Burton Close, Fairfield, Hitchin, Hertfordshire. SG5 4GP







## 4 Bedroom Detached House

### Offers Over £600,000 Freehold

Located on the prestigious Fairfield Park is this spacious detached family home with accommodation over three floors.

Internally the accommodation comprises entrance hall, a light and airy dual aspect living room, a dual aspect kitchen/dining room, rear lobby and cloakroom to the ground floor. At first floor level is a generous landing that lends itself as a study area, three bedrooms and a family bathroom, whilst to the second floor is the impressive principal suite that boasts a dressing area with fitted wardrobes and an en-suite shower room. Externally are low maintenance gardens to the front and rear and an attached garage (currently utilised as a gymnasium) with electric door and driveway in front for two cars.

- Detached family residence
- Four generous bedrooms
- En-suite to principal bedroom
- Dual aspect living room
- Dual aspect kitchen/dining room
- Low maintenance rear garden
- Garage and driveway
- Chain free
- Must be viewed
- EPC rating C. Council tax band E

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor. Storage cupboard. Radiator. Wooden flooring.

### **Living Room:**

Abt. 21' 4" x 10' 7" (6.50m x 3.23m) A light and dual aspect living room with double glazed sash bay window to front and double glazed French doors to the rear. Television point. Telephone point. Two radiators. Inset ceiling lights. Wood flooring.

### **Kitchen/Dining Room:**

Abt. 21' 4" x 11' 2" (6.50m x 3.40m) A well appointed dual aspect kitchen/dining room comprising a comprehensive range of eye and base level units with ample granite work tops and under cupboard lighting. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob, eye level double electric oven and extractor hood. Integrated dishwasher. Plumbing for automatic washing machine. Space for fridge freezer. Radiator. Double glazed sash bay window to front with built in box seat. Double glazed window to rear. Tiled flooring.

### **Rear Lobby:**

Double glazed door to rear garden. Radiator. Tiled flooring.

### **Cloakroom:**

A white suite comprising low level WC and pedestal wash hand basin. Half tiled walls. Radiator. Extractor fan. Tiled flooring.

## **First Floor**

### **First Floor Landing:**

An ideal space in which to have a home study area. Double glazed window to rear. Airing cupboard. Radiator. Carpet as fitted. Door to stairs leading to the principal bedroom.

### **Bedroom Two:**

Abt. 10' 10" x 10' 10" (3.30m x 3.30m) Double glazed sash window to front. A range of built in wardrobes. Radiator. Television point. Telephone point. Carpet as fitted.

### **Bedroom Three:**

Abt. 11' 6" x 8' 6" (3.51m x 2.59m) Double glazed sash window to front. Radiator. Television point. Telephone point. Carpet as fitted.

### **Bedroom Four:**

Abt. 8' 6" x 7' 8" (2.59m x 2.34m) Double glazed window to rear. Television point. Telephone point. Radiator. Carpet as fitted.

### **Family Bathroom:**

A white suite comprising a panelled bath with mixer tap, shower over and glass screen. Pedestal wash hand basin and low level WC. Part tiled walls. Shaver point. Double glazed window to rear. Extractor fan. Heated towel rail. Inset ceiling lights. Tiled flooring.

## **Second Floor**

### **Bedroom One:**

Abt. 15' 1" x 19' 7" (4.60m x 5.97m) A large principal bedroom with double glazed dormer window to front and double glazed Velux window to rear. A range of fitted wardrobes. Loft access. Two radiators. Carpet as fitted.

**En-Suite:**

A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level WC. Heated towel rail. Shaver point. Half tiled walls. Double glazed dormer window to front. Inset ceiling lights. Extractor fan. Tiled flooring.

**Outside****Rear Garden:**

An enclosed rear garden with paved patio area and artificial lawn. Gated side access. Outside tap and outside light.

**Front Garden:**

Retained with wrought iron railings. Path to front door. Decorative stone.

**Garage/Gymnasium:**

An attached garage, currently utilised as a gymnasium. Electric roller door. Electric radiator. Television point. Inset ceiling lights. Personal door to living room.

**Agents Note:**

Draft particulars yet to be approved by vendor and may be subject to change.



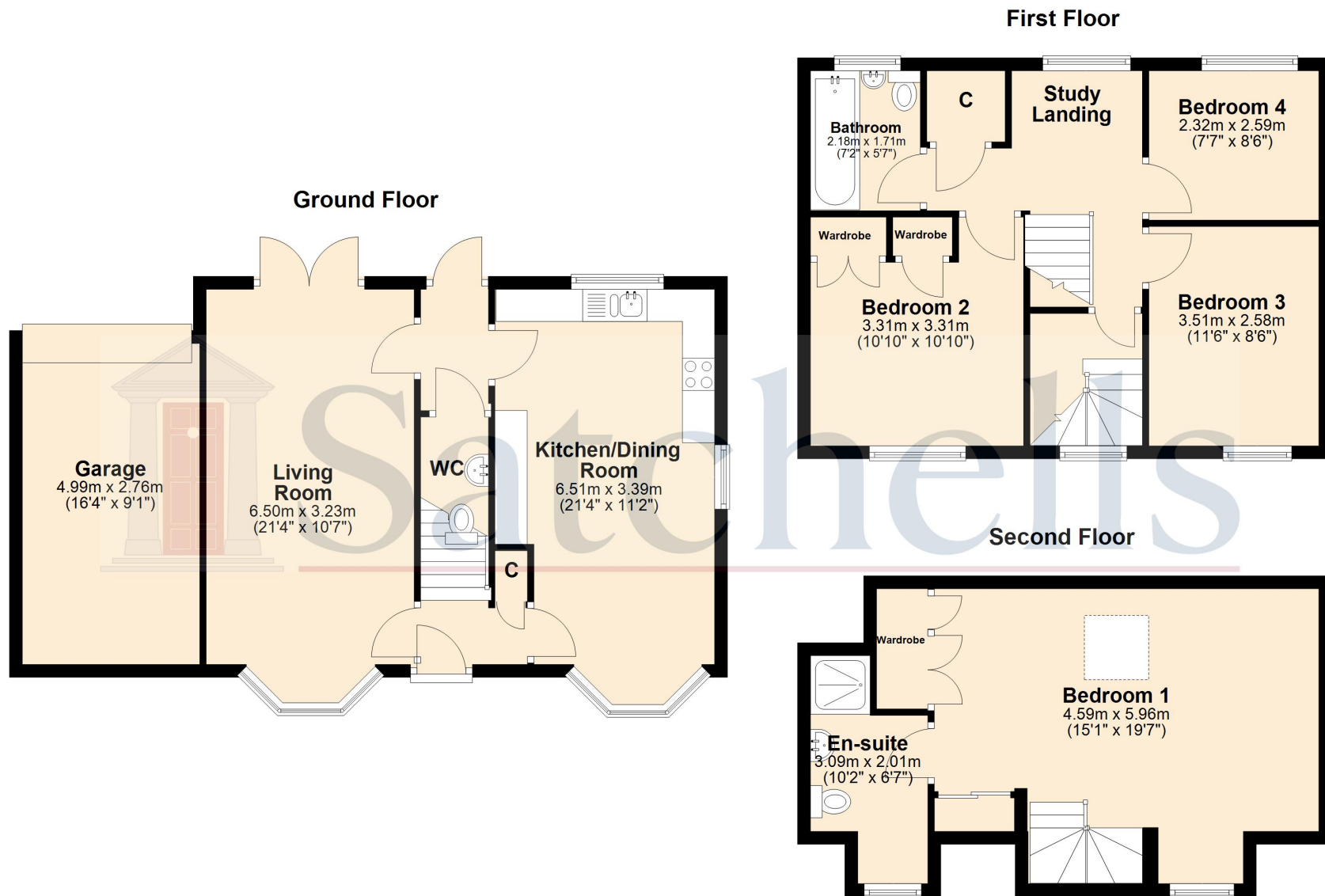




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