



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





## 3 Bedroom Terraced House

### Guide Price £440,000 Freehold

A beautifully presented three/four bedroom, three storey family home located in a quiet off road position on the popular and prestigious Fairfield Park development.

- Stunning family home
- Refitted kitchen with integrated appliances
- Refitted en-suite shower room
- Two reception rooms
- Three/four bedrooms
- Two cloakrooms
- Attractive low maintenance garden
- Carport and parking
- Estate charge approx £250 per annum
- EPC rating C. Council tax band D.

**Ground Floor:****Front Door:**

Double glazed front door.

**Entrance Hall:**

Stairs to first floor with modular storage under. Radiator. Wall mounted thermostat control. Coved ceiling. Amtico flooring.

**Cloakroom:**

A refitted white suite comprising vanity unit with inset wash hand basin and low level wc. Half tiled walls. Radiator. Extractor fan. Heated towel rail. Amtico flooring.

**Snug/Dining Room:**

14' 1" x 9' 3" (4.29m x 2.82m) Double glazed sash window to front. Radiator. Television point. Telephone point. Coved ceiling. Carpet as fitted.

**Kitchen:**

16' 1" x 8' 3" (4.90m x 2.51m) A superbly refitted kitchen comprising a comprehensive range of eye and base level units with ample Quartz work surfaces and under cupboard lighting. Inset stainless steel sink unit. Built in induction hob, electric oven and extractor hood. Integrated fridge/freezer, washing machine, dishwasher and bin store. Glass splash backs. Cupboard housing gas boiler. Radiator. Double glazed sash window to rear. Double glazed door leading to the rear garden. Inset ceiling lights. Amtico flooring.

**First Floor:****First Floor Landing::**

Double glazed sash window to front. Radiator. Stairs to second floor. Cupboard housing hot water tank. Coved ceiling. Carpets as fitted.

**Lounge:**

14' x 9' 8" (4.27m x 2.95m) Twin aspect double glazed sash windows to front. Radiator. Television point. Coved ceiling. Carpets as fitted.

**Bedroom Three:**

9' 7" x 8' 6" (2.92m x 2.59m) Double glazed sash window to rear. Radiator. Telephone point. Television point. Carpet as fitted.

**Cloakroom:**

A white suite comprising: pedestal wash hand basin and low level wc. Tiled splash backs. Radiator. Extractor fan. Double glazed sash window to rear. Tiled flooring.

**Second Floor:****Second Floor Landing:**

Access to a semi boarded loft space via a retractable ladder. Coved ceiling. Carpet as fitted.

**Master Bedroom:**

10' 7" x 9' 9" (3.23m x 2.97m) A light and airy master bedroom with double glazed sash window to the front. Built-in double wardrobe. Television point. Coved ceiling. Carpet as fitted.

**En-Suite:**

A stunning refitted en-suite comprising a fully tiled shower cubicle with rainfall shower, vanity unit with inset wash hand basin and a low level wc. Built-in storage shelving. Heated towel rail. Fully tiled walls. Extractor fan. Inset ceiling lights. Tiled flooring.

**Bedroom Two:**

Double glazed sash window to rear. Radiator. Television point. 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. Shaver point. Half tiled walls. Heated towel rail. Double glazed sash window to rear. Extractor fan. Inset ceiling lights.

**Outside:**

**Front Garden:**

Path to front door with brick retaining wall.

**Rear Garden:**

An attractive rear garden that has recently be landscaped. A paved patio leads out to an artificial lawn with further patio beyond creating a lovely seating area. Raised beds, that are well stocked with a good variety of

flowers, and a built in bench seat. Outside tap. Gated rear access leading to the carport and parking.

**Carport and Parking:**

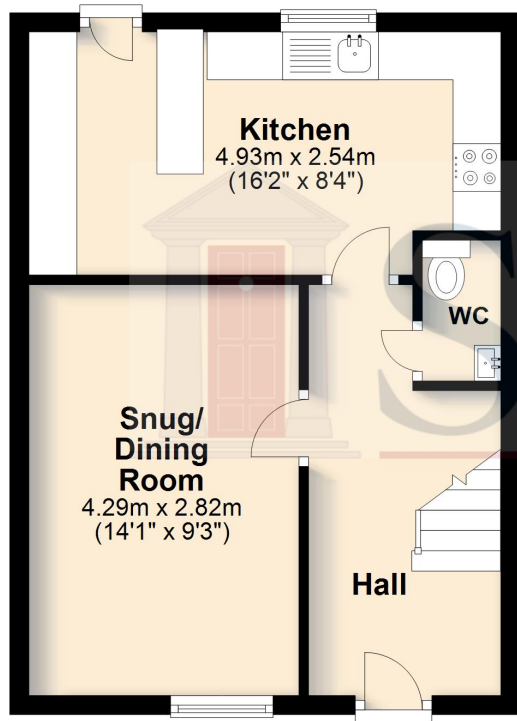
There is a brick built carport with additional parking in front for one car. Please note that the Carport is Leasehold. The Ground Rent is approx £30.00 per annum.



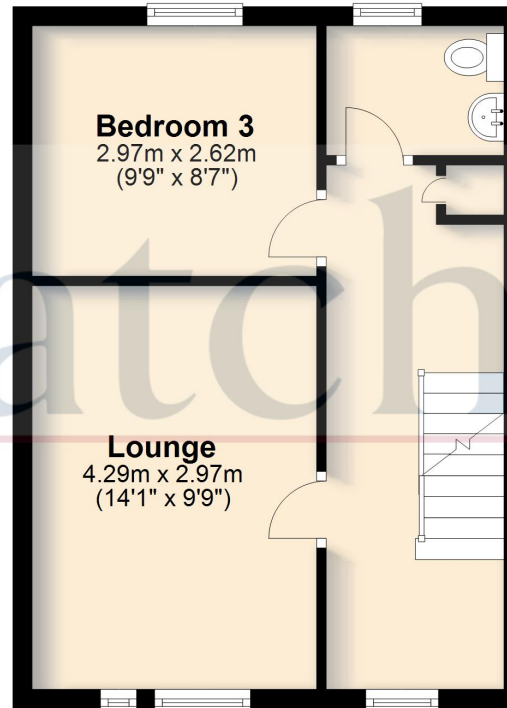


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

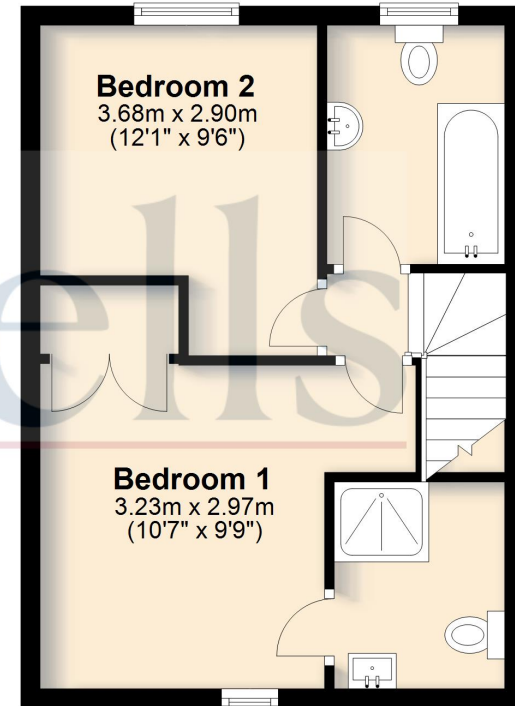
**Ground Floor**



**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.