



Alfred Row, Fairfield, Hitchin, Hertfordshire. SG5 4SD







## 3 Bedroom Semi-Detached House

### Guide Price £445,000 Freehold

A beautifully presented semi-detached family home located on the popular Fairfield Gardens development.

Internally, the spacious accommodation comprises entrance hall, cloakroom, a large living room and fully fitted kitchen/dining room with integrated appliances to the ground floor. To the first floor are three generous bedrooms, the principal boasting an en-suite shower room and fitted wardrobes. The family bathroom completes this floor. Externally is a good sized rear garden with patio area, an attractive front garden, oversized garage, a block paved driveway that provides additional off road parking for a further two cars and an EV charging point. For further details and your appointment to view please contact Satchells Stotfold.

- Modern semi-detached family home
- Three generous bedrooms
- En-suite to principal bedroom
- Fully fitted kitchen/dining room
- Light and airy living room
- Ground floor cloakroom
- Front and rear gardens
- Oversized garage and driveway
- EV charging point
- EPC rating B. Council tax band D

## **Ground Floor**

### **Front Door:**

Composite double glazed front door.

### **Entrance Hall:**

A welcoming entrance hall with stairs leading to the first floor. Understairs storage cupboard. Radiator. Amtico flooring.

### **Cloakroom:**

A white suite comprising wash hand basin and low level WC with concealed cistern. Tiled splashback. Radiator. Extractor fan. Amtico flooring.

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

Abt. 15' 6" x 10' 6" (4.72m x 3.20m) A superb kitchen/dining room comprising a comprehensive range of eye and base level units with ample work surfaces. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob, electric oven and extractor hood. Integrated fridge/freezer, washing machine and dishwasher. Double glazed window to front with fitted shutters. Radiator. Amtico flooring.

## **Living Room:**

Abt. 15' 6" x 11' 8" (4.72m x 3.56m) A light and airy living room with double glazed French doors leading out to the rear garden. Feature half panelled walls. Television point. Telephone point. Two radiators. Inset ceiling lights. Carpet as fitted.

## **First Floor**

### **Landing:**

Loft access. Large storage cupboard that houses the gas boiler. Carpet as fitted.

### **Bedroom One:**

Abt. 11' 3" x 10' 10" (3.43m x 3.30m) Double glazed window to rear with fitted shutters. Built-in wardrobes with sliding mirror doors. Large storage cupboard. Radiator. Carpet as fitted.

### **En-Suite:**

A white suite comprising a fully tiled double width shower cubicle with shower, wash hand basin and low level WC with concealed cistern. Shaver point. Half tiled walls. Double glazed window to rear with fitted shutters. Extractor fan. Inset ceiling lights. Amtico flooring.

### **Bedroom Two:**

Abt. 13' 2" x 6' 7" (4.01m x 2.01m) Double glazed window to rear with fitted shutters. Radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 9' 7" x 8' 8" (2.92m x 2.64m) Double glazed window to front with fitted shutters. Radiator. Carpet as fitted.

**Family Bathroom:**

A white suite comprising panelled bath with shower over and glass screen, wash hand basin and low level WC with a concealed cistern. Part tiled walls. Heated towel rail. Extractor fan. Amtico flooring.

**Outside****Front Garden:**

An attractive frontage with steps leading up to the front door. Area laid to lawn with colourful planting. A block paved driveway for two cars leads to the garage. EV charging point.

**Rear Garden:**

A porcelain paved patio area with the remaining laid to lawn. Outside tap.

**Garage:**

Abt. 22' 6" x 10' 11" (6.86m x 3.33m) A detached brick built oversized garage with up and over door, pitched roof, power and light. A personal door leads to the rear garden.

**Agents Note:**

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



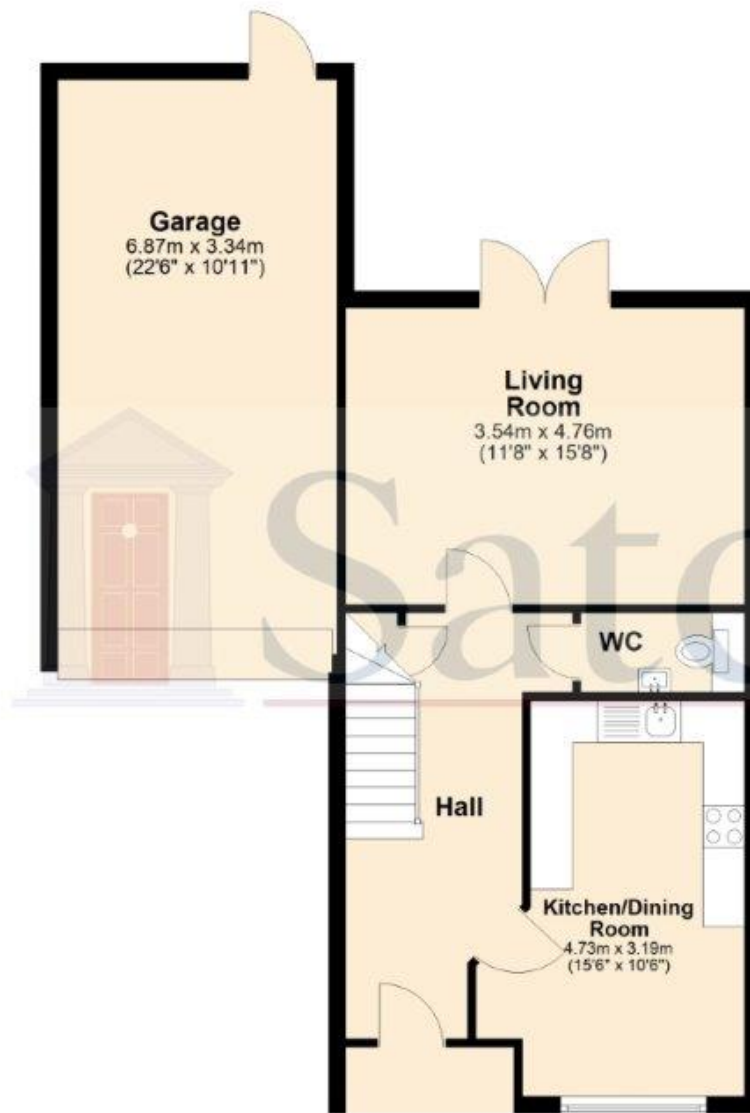




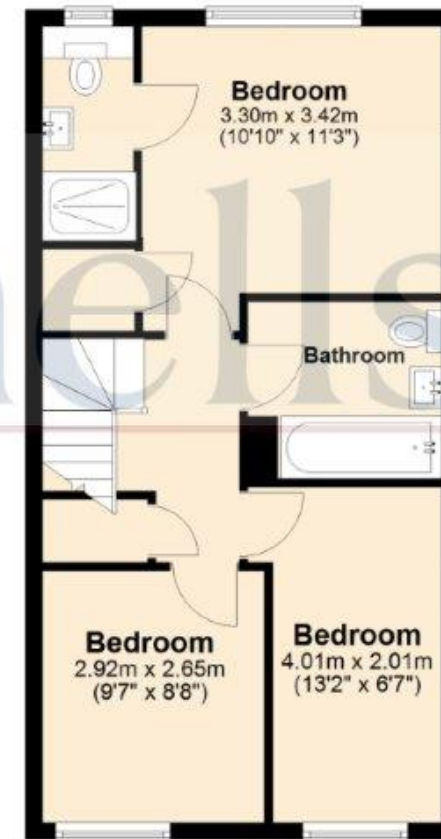
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## Ground Floor



## First Floor



For illustration 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.