



Middlemarch, Fairfield, Hitchin, Hertfordshire. SG5 4JJ





3 Bedroom Terraced House Offers Over £435,000 Freehold

Stunning is the only way to describe this super mews style property that has been extensively upgraded by the current owner. Located within the grounds of the historic Fairfield Hall this property offers a good sized accommodation with private rear courtyard and beautifully landscaped communal gardens.

Internally the ground floor accommodation comprises entrance hall, refitted cloakroom, a large living room with French doors leading out to the private courtyard and is open plan to a fantastic refitted kitchen with integrated appliances and quartz worktops. To the first floor are three generous bedrooms and a refitted bathroom. Externally is a private courtyard garden that leads to the landscaped communal gardens with a central ornate water feature, an attractive front garden and allocated parking for two cars. Further benefits include gas central heating and double glazing. Your earliest possible viewing is highly recommended.

- A stunning mews style home
- Ground floor refitted cloakroom
- Three bedrooms
- Open plan living space
- Superb refitted kitchen
- Refitted bathroom
- Private courtyard
- Landscaped communal gardens
- Parking for two cars
- EPC rating C. Council tax band D

Ground Floor:**Front Door:**

Hard wood front door with glazed centre pane.

Entrance Hall:

Contemporary vertical 'wave' radiator. Solid oak flooring.

Cloakroom:

A refitted white suite comprising vanity unit with inset wash hand basin, quartz countertop and return. Low level WC with concealed cistern. Contemporary glass fronted vertical radiator. Extractor fan. Tiled flooring

Kitchen/Dining/Living Room:

Abt. 22' 11" x 18' 3" (6.99m x 5.56m)

Dining/Living Room:

A wonderful living space with hard wood French doors with fitted wooden shutters leading out to the rear. Double glazed window to rear with fitted wooden shutters. Stairs to first floor with oak balustrade and under stairs cupboard. Two contemporary vertical radiators. Television point. Nest heating control, Solid oak flooring.

Kitchen:

A superbly refitted kitchen comprising a comprehensive range of eye and base level 'soft close' cupboards and drawers. Quartz worktops with inset sink.. Built-in 'Fisher & Paykel' four ring gas hob, electric oven and extractor hood. Integrated washing machine and dishwasher. Space for an American style fridge/freezer. Cupboard housing 3 year old gas boiler. Twin aspect double glazed windows to front with fitted wooden shutters. Inset ceiling lights. Tiled flooring.

First Floor:**Landing:**

Access to a part boarded loft space via a retractable ladder. Airing cupboard. Carpet as fitted.

Bedroom One;

Abt. 10' 11" x 8' 11" (3.33m x 2.72m) Twin aspect double glazed windows to front with fitted wooden shutters. Built-in wardrobe with sliding mirrored doors. Anthracite radiator. Television point. Carpet as fitted.

Bedroom Two:

Abt. 11' 4" x 10' 4" (3.45m x 3.15m) Twin aspect double glazed windows to rear with fitted wooden shutters. Built-in wardrobe with sliding mirrored doors. Anthracite radiator. Carpet as fitted.

Bedroom Three:

Abt. 9' 6" x 9' 0" (2.90m x 2.74m) Double glazed window to rear with fitted wooden shutters. Anthracite radiator. Carpet as fitted.

Bathroom:

A super refitted bathroom comprising a panelled bath with mixer tap, rainfall shower over and glass screen. Vanity unit with inset wash hand basin, quartz worktop and return and a low level WC with concealed cistern. 'Tubular' style heated towel rail. Double glazed window to front with fitted wooden shutters. Extractor fan. Inset ceiling lights. Fully tiled walls and flooring.

Outside;**Front Garden/ Porch:**

An attractive front garden with a variety of plants and flowers, security camera.

Rear Courtyard:

A lovely slate patio area, ideal for alfresco dining, overlooking the beautifully maintained communal garden, security camera.

Communal Garden:

Beautifully landscaped communal gardens for the use of Middemarch residents only. Attractive lawns, trees, a central water feature and seating areas.

Parking:

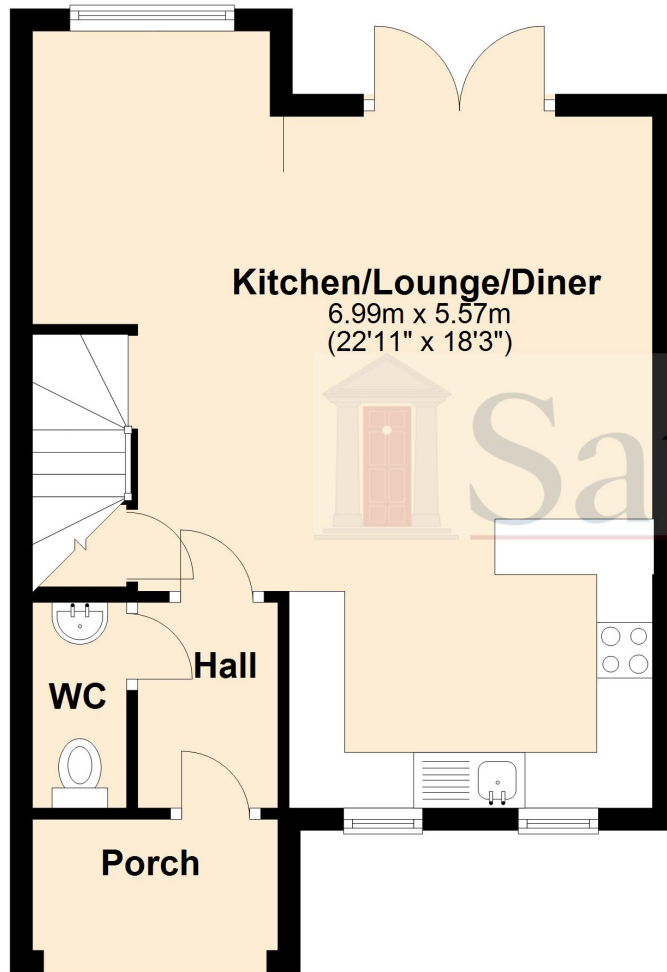
There are two allocated parking spaces.



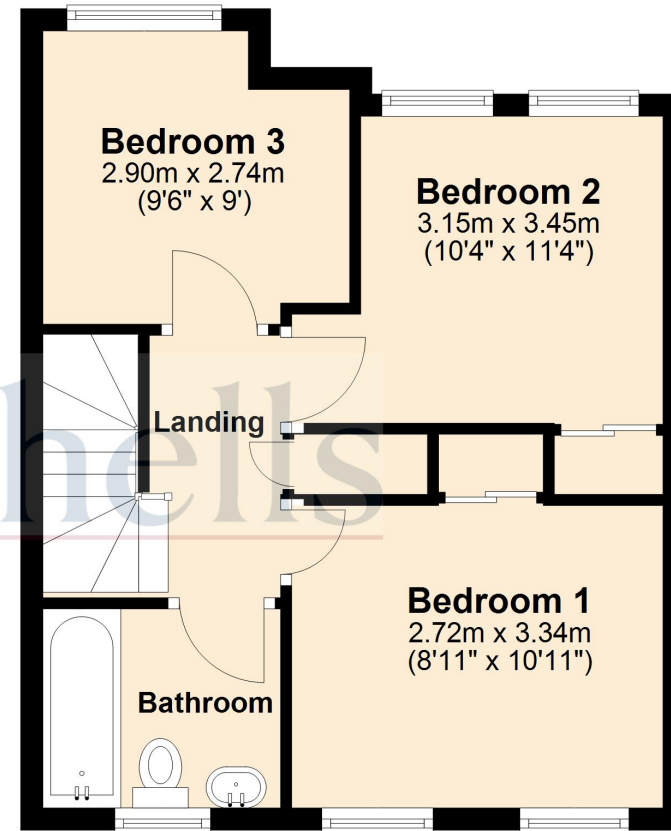


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



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.