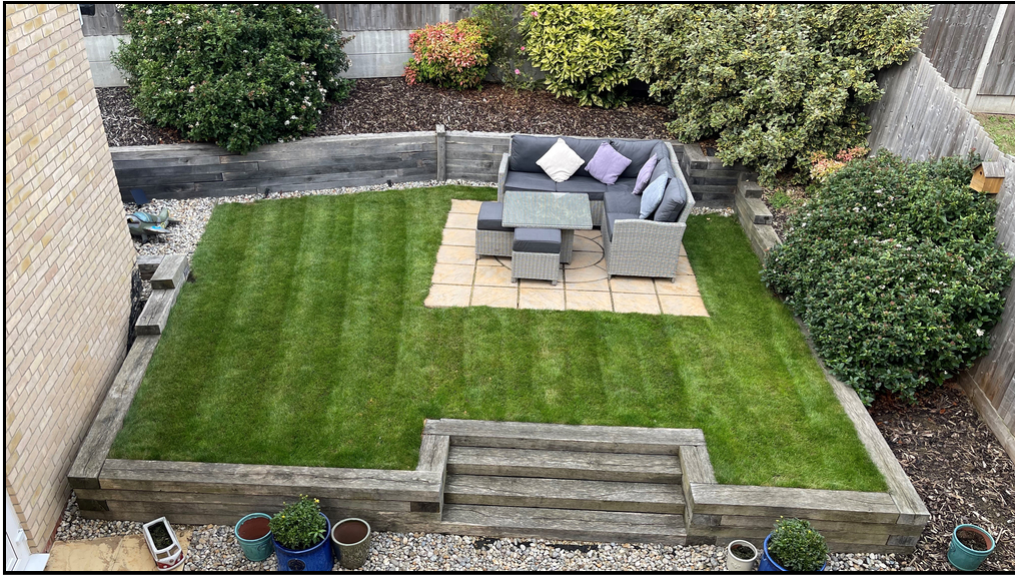




Beatrice Place, Fairfield, Hitchin, Hertfordshire. SG5 4RZ





## 3 Bedroom Semi-Detached House Offers Over £435,000 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 master boasting an en-suite shower room, and a family bathroom. Externally is a good sized, landscaped rear garden with two patio areas, an established lawn and attractive borders, a small front garden, oversized garage and a block paved driveway that provides additional off road parking for a further two cars. Additional benefits include gas central heating, double glazing and approximately 6 years remaining on the NHBC. For further details and your appointment to view please contact Satchells Stotfold.



- Modern semi detached home
- Three generous bedrooms
- En-suite to master bedroom
- Fully fitted kitchen/dining room
- Good sized living room
- Ground floor cloakroom
- Stunning rear garden
- Garage and driveway
- Must be viewed
- EPC rating B. Council tax band D

## **Ground Floor**

### **Front Door:**

Composite front door.

### **Entrance Hall:**

Radiator. Stairs to first floor with storage cupboard under. Amtico flooring.

### **Cloakroom:**

A white suite comprising wash hand basin and low level wc with concealed cistern. Tiled splash back area. Extractor fan. Radiator. Amtico flooring.

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

Abt. 15' 3" x 10' 6" (4.65m x 3.20m) A fully fitted kitchen/dining room comprising a good range of eye and base level units with complementary work surfaces and under cupboard lighting. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob, electric oven and extractor hood. Integrated washing machine, fridge/freezer and dishwasher. Twin aspect double glazed windows to front. Radiator. Amtico flooring.

## **Living Room:**

Abt. 15' 7" x 11' 8" (4.75m x 3.56m) A good sized living room with double glazed French doors leading to the rear garden. Television and telephone points. Two radiators. Carpet as fitted.

## **First Floor**

### **Landing:**

Access to loft space. Over stairs storage cupboard that also houses the gas boiler. Carpet as fitted.

### **Master Bedroom:**

Abt. 11' 3" x 10' 9" (3.43m x 3.28m) Double glazed window to rear. Fitted wardrobes with sliding doors. A large built-in storage cupboard. Television and telephone points. 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. Double glazed window to rear. Extractor fan. Heated towel rail. Amtico flooring.

### **Bedroom Two:**

Abt. 13' 1" x 7' 4" (3.99m x 2.24m) Double glazed window to front. Radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 10' 7" x 7' 11" (3.23m x 2.41m) Double glazed window to front. Radiator. Carpet as fitted.

**Family Bathroom:**

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

**External****Front Garden:**

Path to front door. A block paved driveway leading to the garage provides off road parking for two cars. Attractive shrubs.

**Rear Garden:**

A landscaped rear garden with two paved patio areas, an established lawn and attractive shrub and plant borders.

**Garage:**

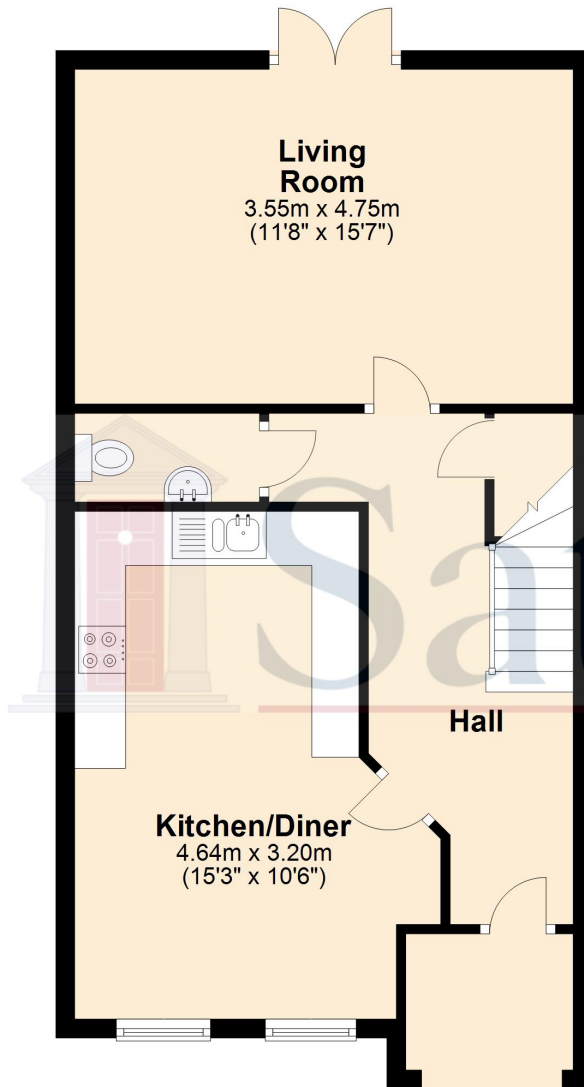
An attached oversized brick built garage with up and over door, pitched roof, power and light. A personal door leads to the rear garden.



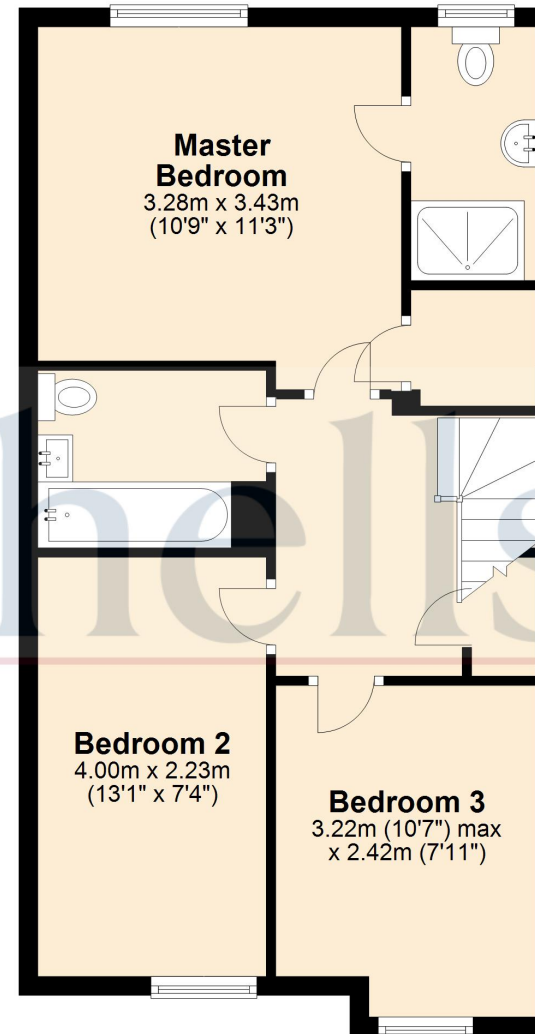


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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