



Beatrice Place, Fairfield, Hitchin, Bedfordshire.





3 Bedroom Semi-Detached House

Guide Price £445,000 Freehold

Located on the popular Fairfield Gardens development is this beautifully presented three bedroom family home.

Internally the spacious accommodation comprises a welcoming 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 a family bathroom. Externally is a good sized mature rear garden with a decked area, an attractive front garden, oversized garage and a block paved driveway that provides additional off road parking for a further two cars. For further details and your appointment to view, please contact Satchells Stotfold.

- Modern semi detached family home
- Three generous bedrooms
- Principal bedroom with en-suite
- Stylish kitchen/dining room
- Spacious living room
- Family bathroom
- Mature gardens
- Garage and driveway
- Internal viewing strongly advised
- EPC rating B. Council tax band D

Ground Floor

Entrance Hall:

A welcoming space with stairs to first floor and storage cupboard under. Radiator. Amtico flooring.

Cloakroom:

A white suite comprising hand wash basin and low level wc with concealed cistern. Tiled splash back. 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. Tiled splashback. Twin aspect double glazed windows to front. Radiator. Amtico flooring.

Living Room:

Abt. 15' 7" x 11' 8" (4.75m x 3.56m) A spacious 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.

Principal Bedroom:

Abt. 11' 3" x 10' 9" (3.43m x 3.28m) A generous room with large built in storage cupboard. Double glazed window to rear. Television points. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled double width shower cubicle with shower, hand wash 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" max 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, hand wash basin and low level wc with concealed cistern. Part tiled walls. Shaver point. Heated towel rail. Extractor fan. Amtico flooring.

Outside**Front Garden:**

An attractive frontage with an established lawn and a variety of shrubs and plants. Path to front door. A block paved driveway leading to the garage provides off road parking for two cars.

Rear Garden:

An enclosed, private rear garden with patio area leading to an established lawn. At the base of the garden is a decking area ideal for alfresco dining. Steps lead down to a lower garden area. Mature trees. Outside tap. Outside lighting.

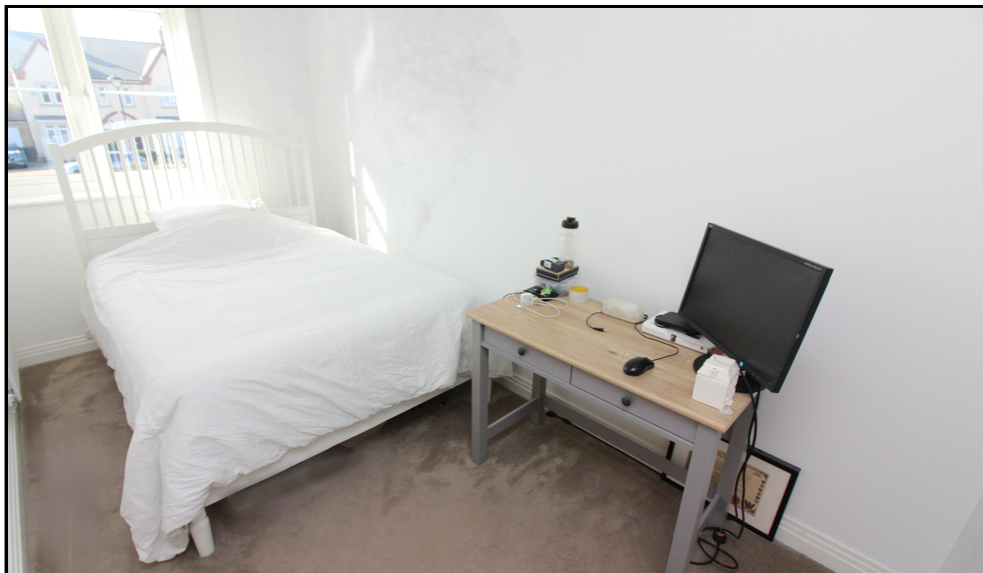
Garage:

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

Agents Note:

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

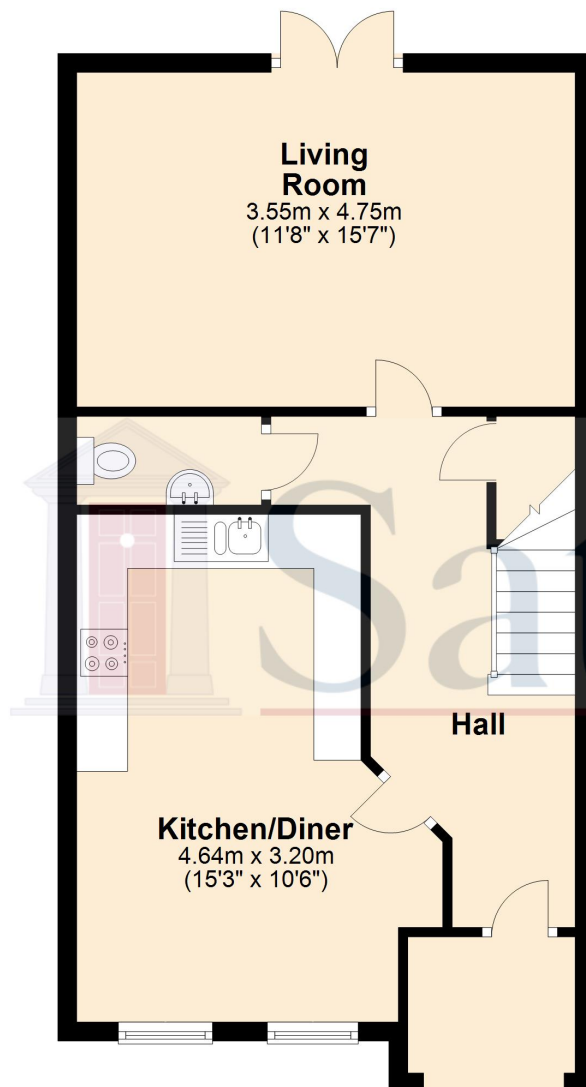




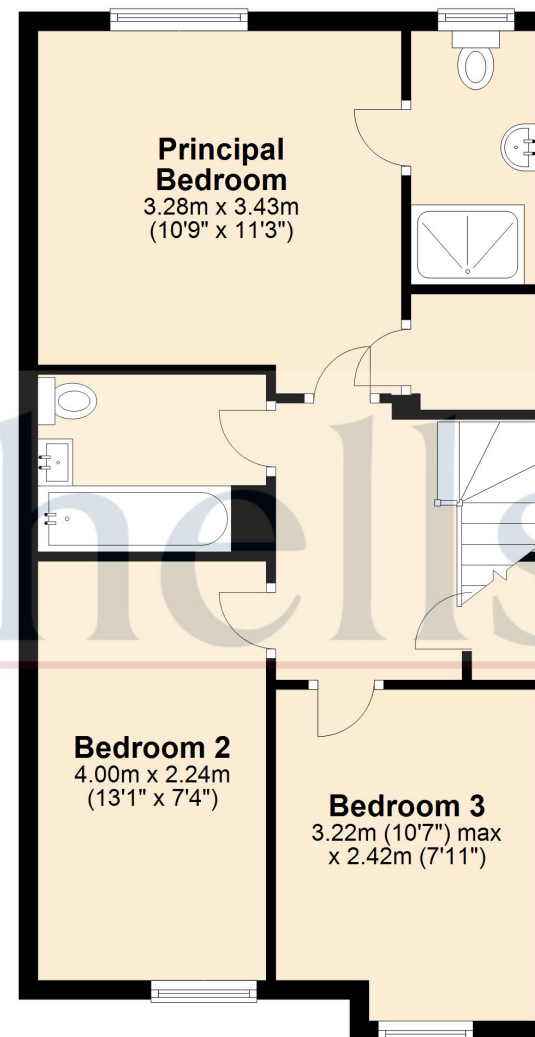
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Ground Floor



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.