



Fleming Drive

Fairfield, Hitchin,
Hertfordshire, SG5 4FF
Offers Over £800,000

country
properties

This beautiful extended double-fronted 4 bedroom Victorian-style home, built by Twigden Homes offers a spacious, family-friendly layout, extended to provide an open-plan kitchen/dining/family room, featuring an atrium roof lantern with bespoke lighting, which is the perfect setting for family gatherings and socialising. This lovely home boasts gated access to a detached double garage providing secure, ample off road parking. All around Fairfield you can enjoy countryside walks and nature trails just a short stroll away. This is modern living at its finest, blending traditional charm yet with contemporary functionality.

- Detached double garage with power and light. Fully boarded with pull-down ladder for all your storage needs.
- Excellent commuter access via nearby Letchworth station. Approx. 35mins to London Kings Cross
- En suite shower room to master bedroom plus 4 piece family bathroom
- Master bedroom with fitted bedroom furniture and further dressing room with built in wardrobe
- Open plan Kitchen/dining/Family Room with double doors onto rear garden
- Located within 'Fairfield' is a Tesco's convenience store, Bannatyne's Gym and Spa, along with Fairfield Park Cricket & Bowls Club



INTERNAL

GROUND FLOOR

Entrance Hall

Stairs rising to first floor. Radiator enclosed in decorative cover. Doors into study, living room, dining room and kitchen/dining/family room.

Study

10' 10" x 8' 10" into bay (3.30m x 2.69m into bay) Double glazed sash window to front with walk in bay. Radiator.

Kitchen/Dining/Family Room

27' 11" (max) x 15' 9" (max) (8.51m (max) x 4.80m (max) Kitchen with range of wall and base units with roll edge worksurfaces over. Tiled splashbacks. Inset stainless steel one and half bowl sink and drainer unit with swan neck mixer tap over. Integrated dishwasher. Gas range cooker to remain with stainless steel extractor hood over. Space for american style fridge/freezer. Ceramic tiled flooring.

Open plan to family area with double glazed multi pane double doors onto rear garden with wing windows and double glazed sash windows to side. Atrium roof lantern with feature lighting. Door into utility room. Family room with underfloor heating.



Utility Room

Wall and base units with roll edge worksurfaces over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Radiator enclosed in decorative cover. Ceramic tiled flooring. Double glazed sash window to rear. Wall mounted gas boiler enclosed in cupboard. (Serviced September 2024) Airing cupboard housing mega flow hot water tank. Extractor fan. Door to cloakroom.

Dining Room

13' 6" x 10' 10" (4.11m x 3.30m) Double glazed sash window to side. Radiator. Feature coal effect gas fireplace with surround and hearth. Open plan to kitchen/dining/family room.

Living Room

20' 4" into bay x 11' 2" (6.20m into bay x 3.40m) Double glazed walk in bay window with sash window to side. Two radiators. Feature coal effect gas fireplace with surround and hearth.

Cloakroom

Low level WC. Wash hand basin. Tiled splashbacks. Ceramic tiled flooring. Radiator. Obscure double glazed sash window to side. Extractor fan.



FIRST FLOOR

Landing

Loft access to part boarded loft space with pull down ladder and light. Double glazed sash window to rear. Doors into all rooms. Feature double glazed sash window to front with feature arch. Large storage cupboard with fitted shelving. Radiator enclosed in decorative cover.

Master Bedroom

Dual aspect with double glazed sash windows to both sides. Range of fitted bedroom furniture including headboard, wardrobes, chest of drawers and side tables. Radiator. Archway through to a dressing area.

Dressing Area

Built in full height wardrobes. Double glazed sash window to side. Door into En Suite.

En Suite

Double shower cubicle. Wash hand basin. Low level WC. Tiled splashbacks. Ceramic tiled flooring. Radiator. Obscure double glazed sash window to rear. Shaver point. Extractor fan.

Bedroom Two

13' 6" into bay x 11' 2" (max) (4.11m into bay x 3.40m (max) Walk in bay window with double glazed sash windows to front. Radiator.

Bedroom Three

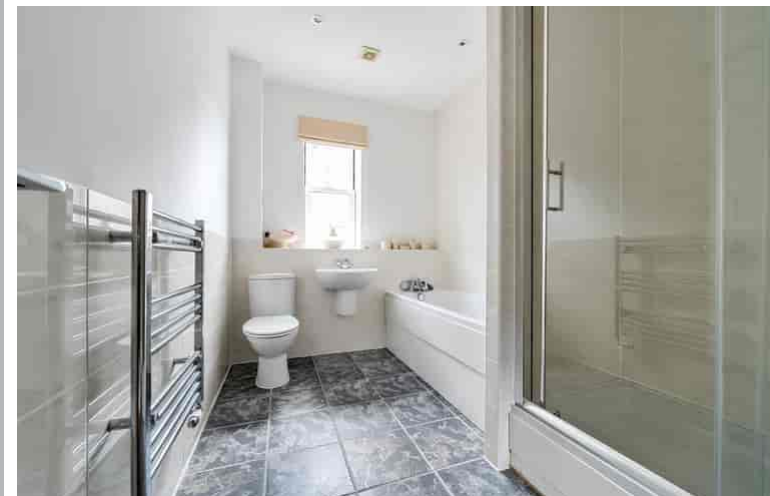
14' 1" into bay x 10' 10" (4.29m into bay x 3.30m) Walk in bay window with double glazed sash windows to front. Radiator.

Bedroom Four

10' 10" x 7' 11" (3.30m x 2.41m) Double glazed sash window to rear. Radiator enclosed in decorative cover.

Bathroom

Four piece suite comprising panel enclosed bath with telephone mixer attachment, double shower cubicle, wash hand basin and low level WC. Ceramic tiled flooring. Tiled splashbacks. Chrome heated towel rail. Obscure double glazed sash window to side. Extractor fan. Shaver point.



OUTSIDE

Front Garden

Brick retaining wall with feature wrought iron railings and privet hedge to front. Laid mainly to lawn with paved pathway to front door.

Rear Garden

Steps down to area laid mainly to lawn with flower and shrubs borders and to a patio area. Small area laid to artificial grass. Feature lighting. Brick retaining wall to rear. External water tap. Open to parking area and double garage. Service door to double garage. Gated access to front.

Garage and Driveway

Double garage with two up and over doors. Fully boarded loft space with ladder, providing ample storage. Power and light. Paved driveway offering off road parking space for several cars.

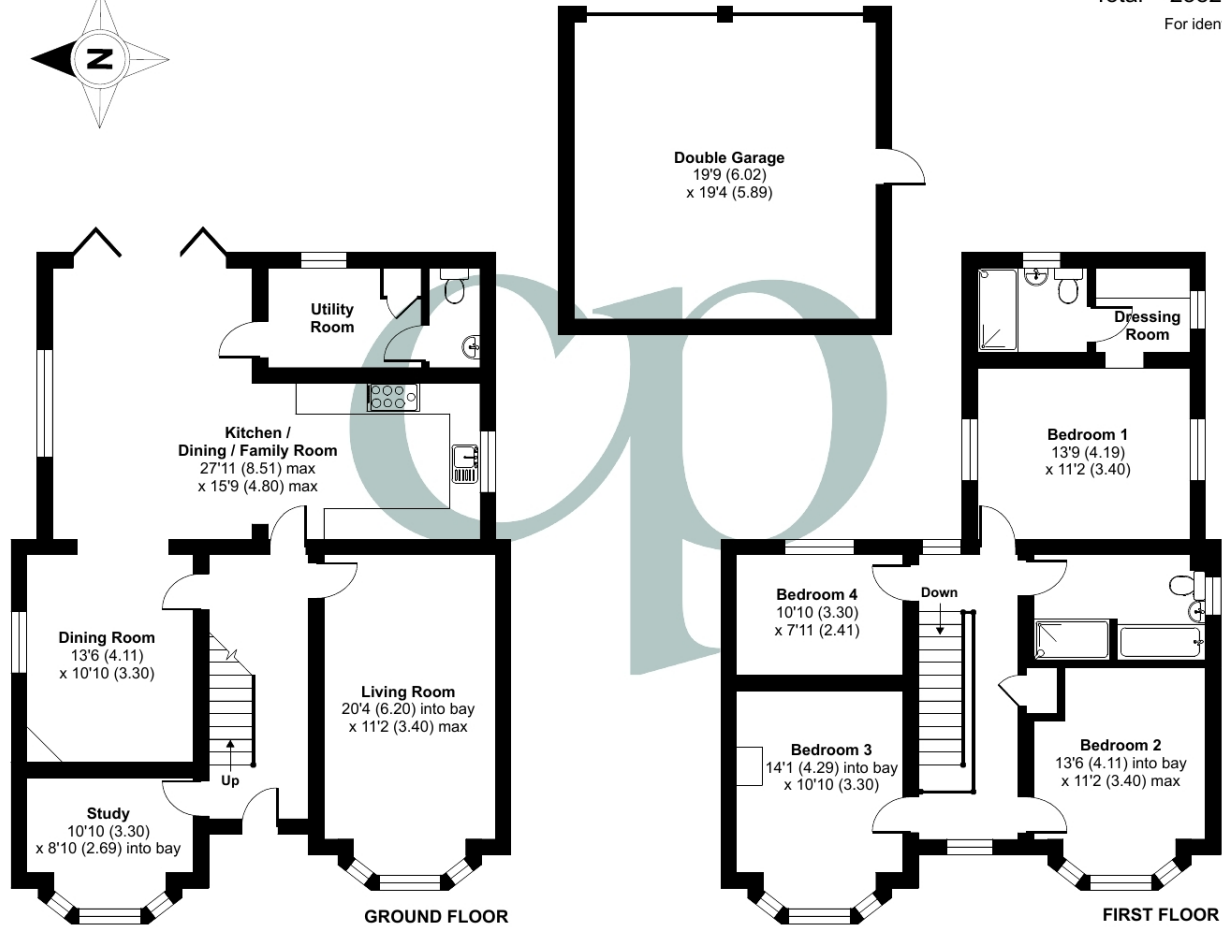
Agents Note:

The vendor informs us that the current annual service charge estimate is £380.

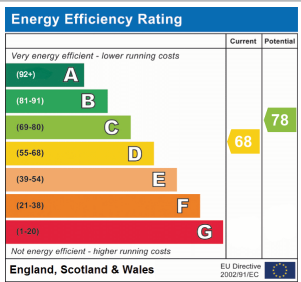
We advise any buyer to check this information with their legal representative prior to exchange of contracts.



Approximate Area = 2002 sq ft / 186 sq m
 Garage = 380 sq ft / 35.3 sq m
 Total = 2382 sq ft / 221.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Country Properties. REF: 1193750



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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