



Brunel Walk, Fairfield, Hitchin, Hertfordshire, SG5 4GE

£545,000

Lane & Bennetts are delighted to present this immaculately presented, semi detached family home in a sought after street on the periphery of Fairfield Park. The property boasts a beautiful hallway with solid wood flooring and double doors leading to the wonderful dual aspect lounge with fabulous feature fireplace and French doors opening onto the garden. There is a spacious kitchen/breakfast room with electric Rangemaster, integrated dishwasher and washing/drying machine as well as space for a fridge freezer. The white ceramic one & half bowl sink is a contrast to the ample black granite work surfaces. The characterful dining room is a perfect entertaining space with panelled walls and sash window to front aspect. There is a convenient downstairs cloakroom as well as a large understairs utility storage cupboard with shelving and electricity. The first floor, with it's galleried landing, hosts a double bedroom with en suite shower room, three further bedrooms, one of which is currently used as a study, and the family bathroom with 'P' shaped bath and shower over. The three main bedrooms all have large, built-in wardrobes with floor to ceiling hanging and storage space. The loft space is accessed by a pull down ladder in the second bedroom, is partially boarded and has light. Subject to planning, this is perfect for conversion to create a large master bedroom with en suite.

A wrought iron gate provides access to this double fronted, handsome home, with low maintenance front garden. The rear of the property offers a two-tiered resin patio area as well as a lawned area. The rear of the garden provides access to the shed, the garage, with up and over door electricity and light, and a further two gated parking spaces on the driveway.

- SEMI-DETACHED FOUR BEDROOM FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE DUAL ASPECT LOUNGE
- SPACIOUS KITCHEN / DINER
- SEPARATE DINING ROOM
- DOWNSTAIRS CLOAKROOM & LARGE UNDERSTAIRS STORAGE
- LARGE LOFT - PERFECT FOR EXTENSION (STP)
- GARAGE, SHED & PARKING
- TIERED PATIO, LAWN AREA & SECURE SIDE ACCESS
- FREEHOLD | EPC: TBA | Council Tax Band: E

The property is situated within 100's of acres of pleasant parkland, on the edge of this award winning development, with a myriad of internal pathways, play parks and green communal areas which are kept to a very high manicured standard. Fairfield Park offers fantastic walks around both the Green and Blue lagoons, as well as the established parkland. The Park hosts a thriving community and offers a Tesco Express, regular themed food vans, community events, a Bannatynes Gym & Spa, as well as a bowls club and cricket pitch complete with a cafe within the Pavillion. There are two lower schools, Fairfield Park lower school & recently built Fairfield lower school, Ruskin Drive, along with nearby middle and upper schools of Etonbury Academy and the Samuel Whitbread Academy. Nearby too, is a farm shop, butchers, garden centre and Café, as well a local pub and eatery.

AGENTS NOTES:

Tenure: FREEHOLD

EPC Rating:

Council Tax Band: E

Management Charge for Communal Areas: £282 per annum (paid as £141 twice yearly)

Disclosure Declaration: Lane & Bennetts have an association with this property