



country
properties

25, Fleming Drive
Fairfield, Hitchin,
Bedfordshire, SG5 4FF
Offers in Excess of £1,000,000

Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA
T: 01462 834022 | E: stotfold@country-properties.co.uk
www.country-properties.co.uk

country
properties

This double fronted substantial 5 bedroom family home arranged over 3 floors built in 2006 in a Victorian style with a classic architectural design has been updated to provide a high specification finish and attention to detail.

Set in the popular Fairfield development with countryside walks on your doorstep the property is ideally situated for commuters with approx. 35 mins into London Kings Cross via Letchworth mainline station.

The private enclosed rear garden has been professionally landscaped and is surrounded by ambient lighting which is automatically controlled by dusk to dawn sensors.

The driveway and detached double garage with power and light, EV charging and boarded roof space is accessed via remote controlled gates

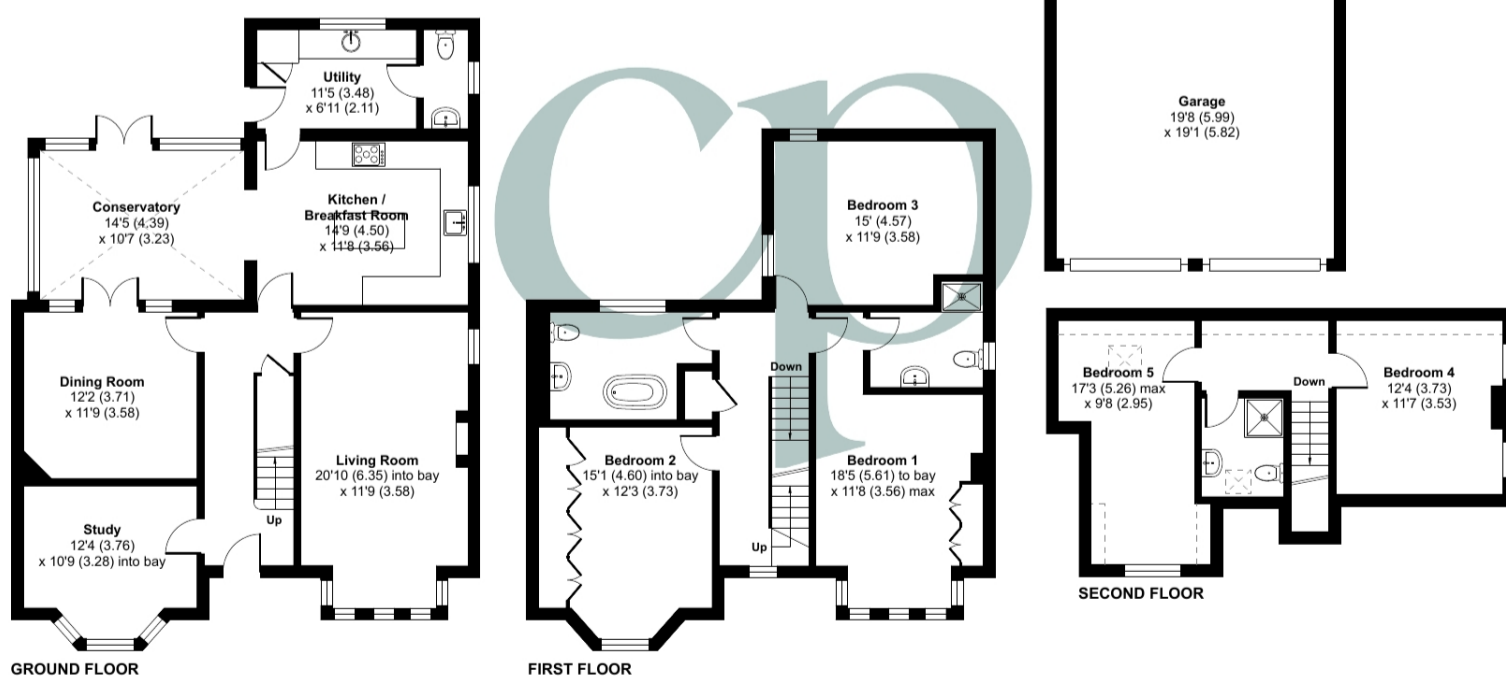
The property is offered in immaculate condition throughout and benefits from contemporary upgrades to the Kitchen, utility and bathrooms.

- Master bedroom with contemporary en suite and built in wardrobes
- Beautifully landscaped south facing rear garden with ambient lighting
- Fantastic presentation and attention to detail - Just move in
- Stylish fully integrated re-fitted kitchen with granite worktops and breakfast bar
- A spacious family friendly layout with five double bedrooms
- Excellent commuter access via nearby Letchworth station. Approx. 35mins to London Kings Cross

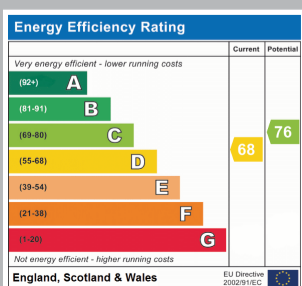


Denotes restricted head height

Approximate Area = 2320 sq ft / 215.5 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Outbuilding = 377 sq ft / 35 sq m
 Total = 2738 sq ft / 254.3 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). © nlchecom 2024. Produced for Country Properties. REF: 1100275



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.



Rear Garden

Private, enclosed south facing garden. Large paved patio area with covered area with space for a hot tub. Laid mainly to lawn with well stocked, mature, flower and shrub borders and ornate lighting automatically or device controlled. Lighting pillars. Further patio area. Ample Power points. Water tap. Paved pathway leads through to parking area with covered walkway and further lawn area.

Parking Area

Double gated access, remote/device controllable. Hard standing provides parking for several cars. New brick wall to side with ornate lighting which is controllable remotely.

Double Garage

5.99m x 5.82m (19' 8" x 19' 1") Detached double garage with two remote control up and over doors. Power points and lighting. Boarded loft space with ladder providing ample storage. EV charging point.

GROUND FLOOR

Entrance Hall

Wood effect tiled flooring with under-floor heating. Stairs rising to first floor. Radiator. Double-glazed internal sash window in to orangery. Understairs storage cupboard. Doors in to dining room, living room, kitchen and study.

Study

3.76m x 3.28m (into bay) (12' 4" x 10' 9") Double-glazed walk-in bay window to front with sash windows and fitted shutters.

Living Room

6.35m (into bay) x 3.58m (20' 10" x 11' 9") Double-glazed walk-in bay window to front with sash windows and fitted shutters and double-glazed sash window to side with fitted shutter. Victorian style open fireplace with marble hearth. Two radiators.

Kitchen / Breakfast Room

4.50m x 3.56m (14' 9" x 11' 8") A range of wall and base units with granite work surfaces over and a high-gloss brick effect splash back. Inset double butler sink with swan neck mixer tap over. Built in AEG double oven and five ring gas hob with extractor hood over and tiled splash back. Space for American style fridge freezer. Integrated dishwasher. Central island with breakfast bar and further cupboards and drawers. Ceramic tiled flooring with underfloor heating. Radiator. Double-glazed sash window to side. open plan to Orangery.

Orangery

4.39m x 3.23m (14' 5" x 10' 7") Timber construction on brick base with double-glazed double doors on to rear garden. Ceramic tiled flooring. Radiator. Multi-pane double doors in to dining room.

Dining Room

3.71m x 3.58m (12' 2" x 11' 9") Wood effect tiled flooring. Coal effect gas fire with stone surround and hearth.



Utility Room

3.48m x 2.11m (11' 5" x 6' 11")

A range of wall and base units with granite work surfaces over and a high-gloss brick effect splash back. Inset butler sink with swan neck mixer tap over. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler enclosed in cupboard. Further cupboard with Megaflo hot water tank and shelving. Double-glazed sash window to rear. UPVC obscured double-glazed door on to rear garden. Tiled flooring. Radiator. Door to cloakroom. Loft access. Extractor fan.

Cloakroom

High-level WC and circular wash hand basin set in vanity unit. Radiator. Tiled flooring. High-gloss brick effect splash backs. Obscured double-glazed sash window to side.

FIRST FLOOR

Landing

Stairs rising to second floor. Double-glazed sash window with fitted shutter to rear. Radiator. Feature arched double-glazed sash window with fitted shutter. Airing cupboard with shelving and motion sensor lighting

Bedroom 1

5.61m (into bay) x 3.56m (max) (18' 5" x 11' 8") Double-glazed walk-in bay window with sash windows and fitted shutters. Built in full height wardrobes. Radiator. Door to en-suite.



En-suite

Suite comprising double shower cubicle, vanity wash hand basin and low-level WC. Heated towel rail. Tiled splash backs. Obscured double-glazed sash windows with fitted shutters to side. Aqualisa shower.

Bedroom 2

4.60m (into bay) x 3.73m (15' 1" x 12' 3") Double-glazed walk-in bay window with sash windows and fitted shutters to front. Built in full height wardrobes. Radiator.

Bedroom 3

4.47m x 3.58m (14' 8" x 11' 9") Double-glazed sash windows and fitted shutters to side and rear. Loft access. Radiator.

Bathroom

Suite comprising roll-top claw-foot bath with mixer attachment, vanity wash hand basin and high-level WC. High-gloss tiled splash backs. Demister mirror. Victorian style towel rail incorporating radiator. Double-glazed sash window to rear. Tiled flooring.

SECOND FLOOR

Landing

Doors to bedrooms 4 and 5 and shower room.

Bedroom 4

3.73m x 3.53m (12' 3" x 11' 7") Two double-glazed sash windows to side with fitted shutters. Radiator.

Bedroom 5

5.26m (max) x 2.95m (17' 3" x 9' 8") Double-glazed sash window to front with fitted shutters. Radiator. Obscured Velux window to rear with fitted blind.

Shower Room

Double shower cubicle, inset circular wash hand basin in vanity unit and low-level WC. Victorian style towel rail with incorporated radiator. Velux window to front. Tiled splash backs. Demister mirror.

OUTSIDE

Front Garden

Brick retaining wall with wrought iron railings, quarry tiled path leading to front door with shingle borders and ornate up and down light.

