



Salisbury Close

Fairfield, Hitchin,
Bedfordshire, SG5 4FL
£535,000

country
properties

This 4 bedroom family home situated on the highly desirable 'Fairfield' development boasts fantastic presentation throughout. The kitchen/dining/family area has been extended/updated to provide the hub of the home and a great space for entertaining with bi-fold doors opening onto the rear garden.

- Excellent access to A1 and Letchworth/Arlesey train stations
- Master bedroom with en suite & fitted wardrobe
- Fantastic presentation throughout - Just move in !
- Fitted shutters to the majority of windows
- Single garage with power and light with parking in front



Ground Floor

Entrance Hall

Stairs rising to first floor. Radiator. Alarm control panel. Tiled flooring. Doors into living room and kitchen/dining/family room.

Living Room

24' 10" max x 14' 1" (7.57m x 4.29m) max
Leaded light multi pane windows to front and to side with fitted shutters. Further walk in bay window to front with leaded light double glazed window to front and fitted with shutters. Two radiators.

Kitchen/Dining/Family Room

23' 1" max x 15' 6" max (7.04m x 4.72m) A range of wall and base units with granite worksurfaces over. High gloss brick effect splashbacks. Inset stainless steel sink unit with swan neck mixer tap over. Built in electric oven and induction hob with stainless steel extractor hood over. Integrated dishwasher. Integrated full height fridge and integrated full height freezer. Dining table unit with pan drawers. Two velux windows. Double glazed bi fold doors onto rear garden. Tiled flooring. Multi pane double glazed window to side with fitted shutters. Radiator. Door to utility room.

Utility Room

Base unit with roll edge worksurfaces over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. High gloss brick effect splashbascks. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted gas boiler. Radiator. Tiled flooring. Door onto rear garden. Extractor fan. Door into shower room.

Shower Room

Low level WC. Pedestal wash hand basin with tiled splashback. Shower cubicle with folding shower screen. Chrome heated towel rail. Tiled flooring. Extractor fan.

First Floor

Landing

Loft access to fully boarded loft space via pull down ladder. Radiator. Airing cupboard housing hot water tank and shelving. Doors to all rooms.

Bedroom One

12' 10" x 9' 5" (3.91m x 2.87m) Two multi pane double glazed windows to front with fitted shutters. Multi pane double glazed window to side with fitted shutter. Radiator. Built in double wardrobe. Door to en suite.



Ensuite

Shower cubicle. Low level WC. Vanity wash hand basin. Tiled splashbacks. Chrome heated towel rail. Obscure double glazed multi pane window to side.

Bedroom Two

11' 10" x 8' 6" (3.61m x 2.59m) Double glazed double doors to rear onto Juliet balcony overlooking rear garden. Radiator.

Bedroom Three

11' 2" x 9' 7" (3.40m x 2.92m) Multi pane double glazed windows to side and rear with fitted shutters. Radiator. Built in double wardrobe.

Bedroom Four

8' 6" x 7' 5" (2.59m x 2.26m) Multi pane double glazed window to front with fitted shutter. Radiator.

Bathroom

Suite comprising panel enclosed bath with shower over. Low level WC. Vanity wash hand basin. Chrome heated towel rail. Extractor fan. Obscure multi pane double glazed window to rear.



Outside

Front and Side Garden

Enclosed lawn area with wrought iron railings and well stocked flower and shrub borders. Paved pathway to front door. Shared access to garage and parking via a cobbled driveway.

Rear Garden

Raised paved patio area. Enclosed by brick wall with wrought iron railings. External power point. External water tap. Steps down to lawn area with well stocked mature flower and shrubs borders enclosed by sleepers. Further paved patio area. Feature retaining high brick wall. Gated access to side.

Garage and Parking

17' 4" x 9' 1" (5.28m x 2.77m) Garage with up & over door. Power and light. Parking in front of the garage for one car.

OTHER INFORMATION

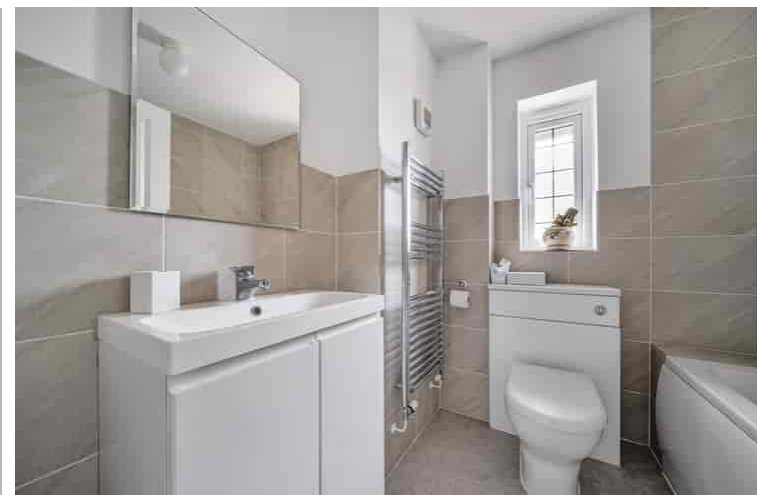
Local Area

Fairfield is situated on the edge of the Hertfordshire and Bedfordshire border, within 100's of acres of parkland. There is excellent access to the A1 and nearby train stations at Letchworth and Arlesey, providing trains to Kings Cross / St Pancras in less than 40 minutes. With an outstanding lower school, a Tesco convenience store, hairdressers, dry cleaners, garden centre and Bannatyne's gym and spa along with The Orchard restaurant, Fairfield offers something for everyone. There is a thriving community within Fairfield with many local events and gatherings to enjoy.

Agents Note

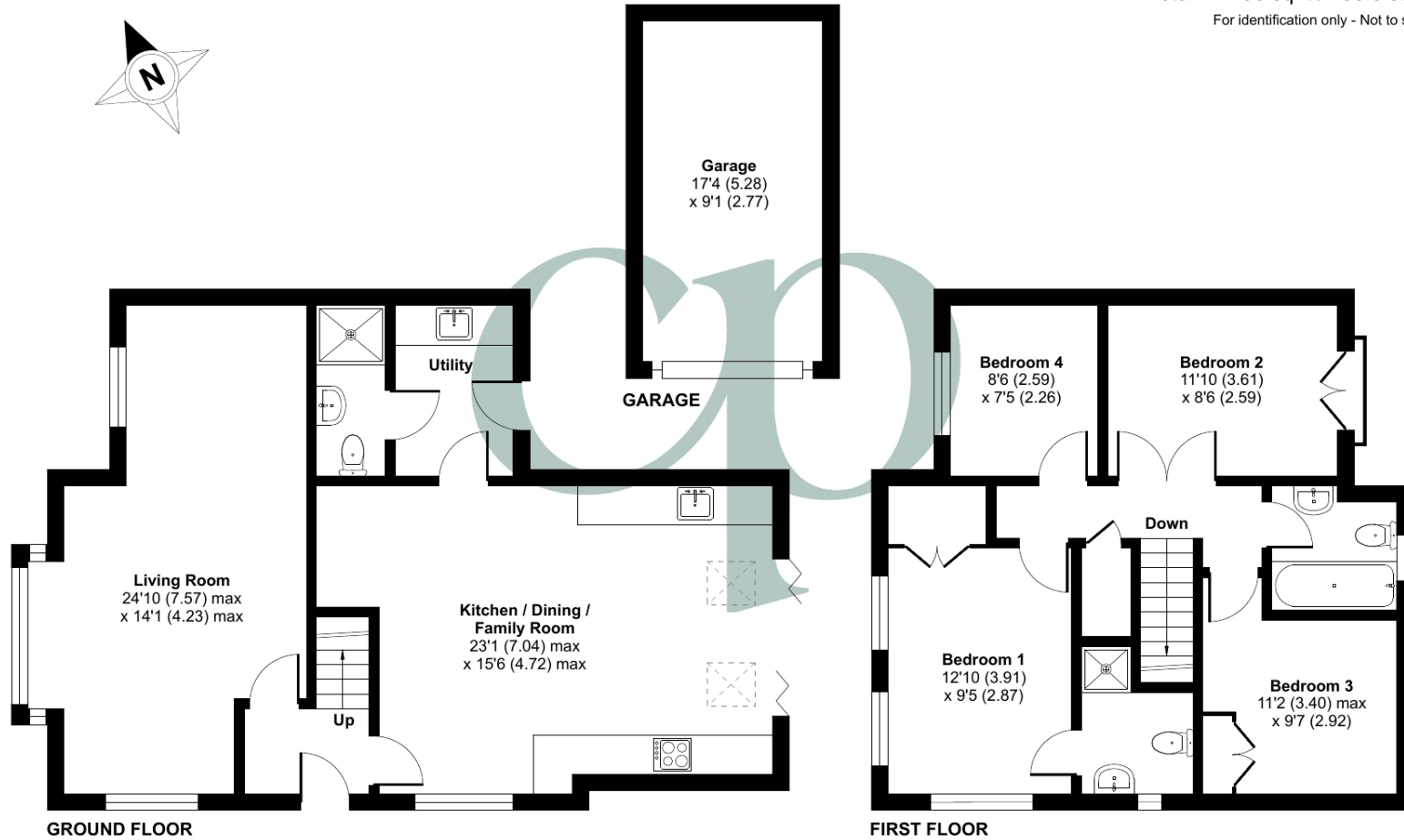
The vendor informs us that the current annual service charge is £388 which can be paid monthly.

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

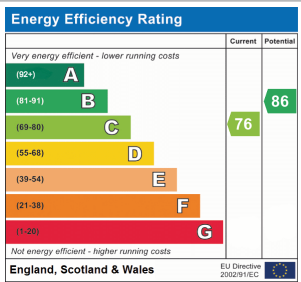




Approximate Area = 1331 sq ft / 123.6 sq m
 Garage = 159 sq ft / 14.7 sq m
 Total = 1490 sq ft / 138.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Country Properties. REF: 1151726



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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