



# Copperfield Close

Fairfield, Hitchin,  
Bedfordshire, SG5 4GA

Offers in Excess of £535,000

country  
properties



**\*\* BUY THIS PROPERTY THROUGH COUNTRY PROPERTIES AND RECIEVE £250 CASH-BACK ON COMPLETION\*\*** Set in a small cul de sac on sought after Fairfield development this double fronted 3 bedroom detached home is offered in immaculate condition throughout and is one to see!

- Master bedroom with built in wardrobe and en suite
- Single garage with power and light and off road parking in front
- 17ft Re-fitted stylish Kitchen/Dining Room with integrated appliances
- Victorian style conservatory with glass roof and fitted blinds installed in 2014
- Just a short stroll to well regarded Fairfield Lower School

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Wood effect Amtico flooring. Stairs rising to first floor. Doors into living room and kitchen/dining room. Radiator. Alarm control panel. Understairs storage cupboard and additional storage cupboard.

#### Cloakroom

Low level WC. Vanity wash hand basin with glass splashback. Obscure double glazed window to rear. Wood effect flooring.

#### Kitchen/ Dining Room

17' 10" (max) x 11' 7" (max) (5.44m max x 3.53m max) A range of wall and base units with Quartz worksurfaces over. Glass splashbacks. Inset one and half butler sink with swan neck mixer tap over with water softener. Built in Neff electric double oven, combination oven with glide and slide and separate grill. Neff induction hob with extractor hood over. Integrated slimline Neff dishwasher. Integrated washing machine. Integrated fridge/freezer. Wood effect Amtico flooring. Double glazed window to front. Two radiators. Double glazed double doors onto rear garden with full height floor to ceiling window. Door to cloakroom.

#### Living Room

17' 9" x 10' 4" (5.41m x 3.15m) Wood effect Amtico flooring. Double glazed window to front. Two radiators. Feature gas fireplace with timber surround and granite hearth.



## Conservatory

17' 6" x 9' 7" (5.33m x 2.92m) Victorian style conservatory with full height windows and double doors onto rear garden. Parquet style wood flooring with underfloor heating. Two vertical radiators. Glass roof with fitted blinds.

## FIRST FLOOR

### Landing

Wood effect Amtico flooring. Obscure double glazed window to rear. Radiator. Airing cupboard housing megaflo hot water tank and shelving. Loft access.

### Bedroom One

12' 6" (max) x 11' 9" (max) (3.81m max x 3.58m max) Double glazed window to front. Radiator. Built in wardrobe. Wood effect Amtico flooring. Door to En Suite.

### En Suite

Shower cubicle. Low level WC. Vanity wash hand basin. Tiled splashbacks. Ceramic tiled flooring. Chrome heated towel rail. Extractor fan. Shaver point. Obscure double glazed window to front.

### Bedroom Two

12' 6" (max) x 10' 8" (max) (3.81m max x 3.25m max) Double glazed window to front. Radiator. Built in wardrobe and further fitted wardrobes. Wood effect flooring.

### Bedroom Three

7' 9" x 7' 5" (2.36m x 2.26m) Double glazed window to side. Radiator. Wood effect flooring.

### Bathroom

Suite comprising panel enclosed bath, vanity wash hand basin and low level WC. Fully tiled walls. Heated towel rail. Shaver point. Extractor fan. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

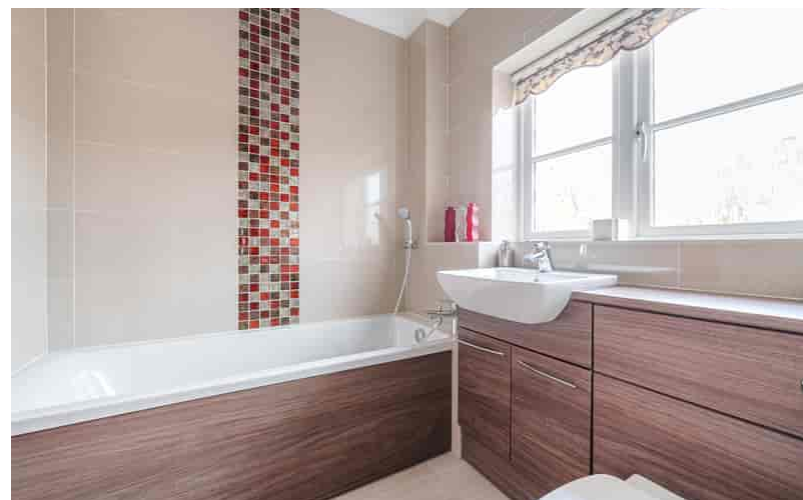
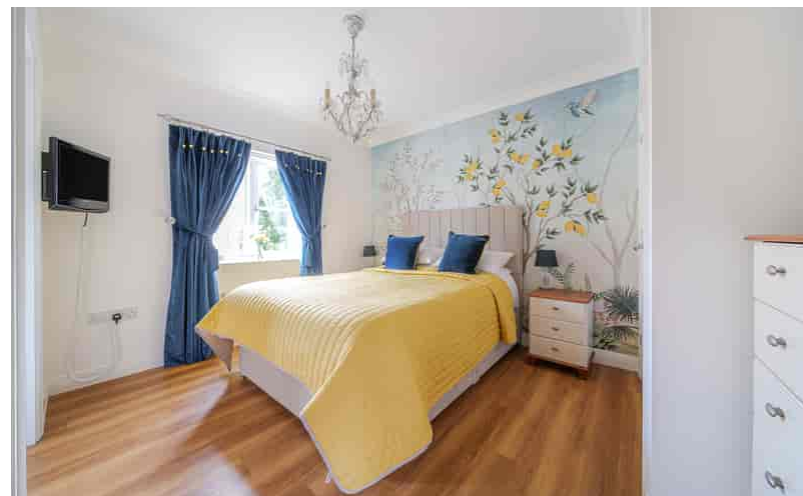
Paved pathway leading to front door. Service light.

### Rear Garden

Rear garden with large patio area. Brick wall enclosed and laid to lawn with shrub borders. Large timber summer house. External water tap. Service door into garage. Gated access to off road parking.

### Garage and Parking

18' 0" x 9' 3" (5.49m x 2.82m) Remote controlled up and over door. Power and light. Roof void storage. Paved driveway leading to garage providing off road parking.



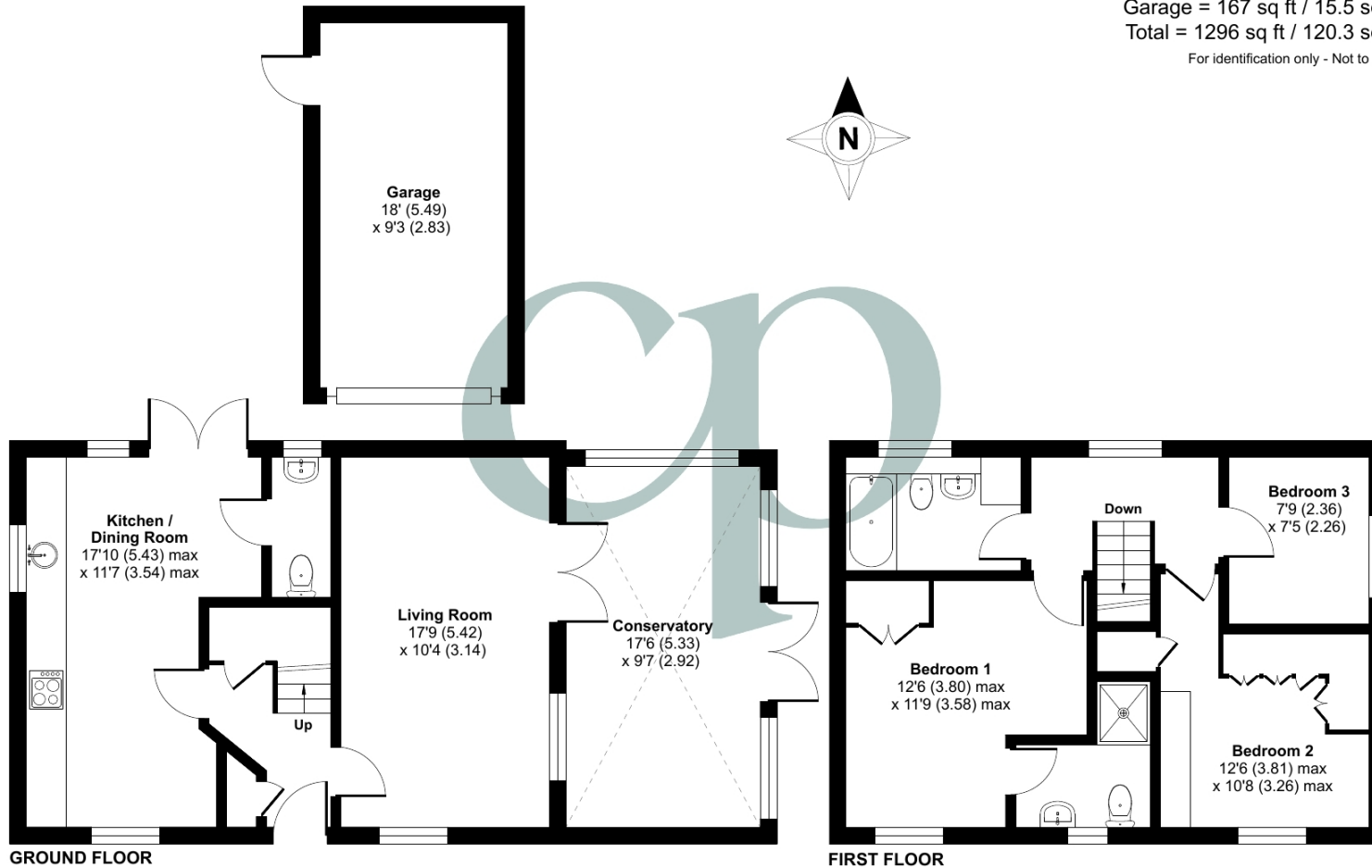
Approximate Area = 1129 sq ft / 104.8 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1296 sq ft / 120.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Country Properties. REF: 1208402

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Viewing by appointment only

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