



Salisbury Close

Fairfield, Hitchin,
Bedfordshire, SG5 4FL

Offers in excess of £370,000

country
properties

This well presented 3 bedroom home arranged over 3 floors set in a quiet cul de sac location boasts off road parking to the rear for 2 cars with sunny west facing garden.

- Paved parking for 2 cars to the rear of the property
- Master bedroom with built in wardrobes and en-suite
- 15ft Living Room with double doors onto west facing rear garden
- New boiler installed in 2020
- Set on the popular Fairfield development with excellent commuter access via mainline stations at Arlesey & Letchworth stations
- Countryside walks on your doorstep - ideal for walking the dog!

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect flooring. Stairs rising to first floor. Radiator. Opening to kitchen. Door into living room.

Cloakroom

Low level WC. Pedestal wash hand basin with tiled splashback. Obscure double glazed multi pane window to front.

Kitchen

7' 9" x 7' 3" (2.36m x 2.21m) A range of wall and base units with roll edge worksurfaces over. Inset stainless steel one and half bowl sink and drainer unit with swan neck mixer tap over. Built in electric oven and grill. Built in gas hob with stainless steel extractor hood over. Tiled splashbacks. Integrated fridge/freezer. Integrated slimline dishwasher. Space and plumbing for washing machine. Multi pane double glazed window to front. Wall mounted combination boiler installed in 2020, enclosed in cupboard. Kickboard heater. Ceramic tiled flooring.

Living/ Dining Room

15' 3" (max) x 11' 3" (max) (4.65m max x 3.43m max) Wood effect flooring. Multi pane double glazed window to rear. Double glazed double doors onto rear garden. Understairs storage cupboard. Two radiators.



FIRST FLOOR

Landing

Doors into bedrooms two and three. Door into bathroom. Radiator. Door to stairs to 2nd floor with multi pane double glazed window to front. Stairs raising to second floor.

Bedroom Two

10' 2" x 8' 0" (3.10m x 2.44m) Multi pane double glazed window to rear. Radiator.

Bedroom Three

8' 11" x 8' 1" (2.72m x 2.46m) Multi pane double glazed window to front. Radiator.

Bathroom

Suite comprising panel enclosed bath with mains shower over, pedestal wash hand basin and low level WC. Tiled splashbacks. Multi pane double glazed window to rear. Radiator.

SECOND FLOOR

Second Floor Landing

Bedroom One

15' 6" (max) x 11' 10" (4.72m max x 3.61m) Master bedroom with multi pane double glazed window to front. Radiator. Loft access. built in wardrobes with shelving. Door to En Suite.

En Suite

Shower cubicle, pedestal wash hand basin and low level WC. Tiled splashbacks. Velux window. Wall light.

OUTSIDE

Front Garden

Step up to front door with storm canopy. Border to side.

Rear Garden

Paved patio area. Raised lawn area enclosed by sleepers. Service light. External water tap. Paved pathway leading to gated access to parking area.

Parking

Paved parking area providing off road parking for two cars.

Agents Note

Service charge of £250 per annum for up keep of the communal areas.

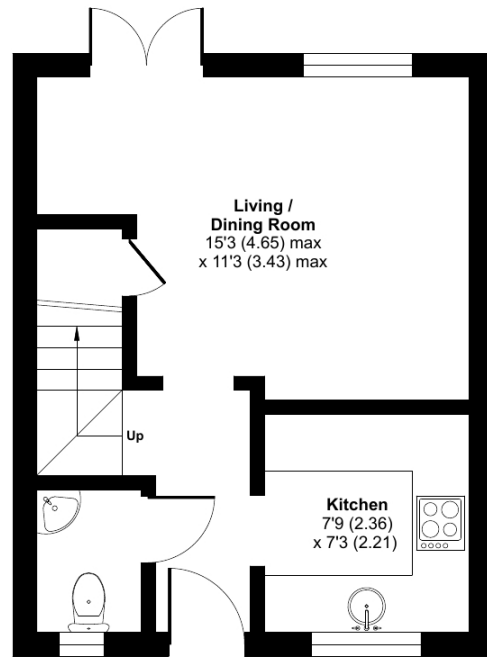


Approximate Area = 806 sq ft / 74.8 sq m

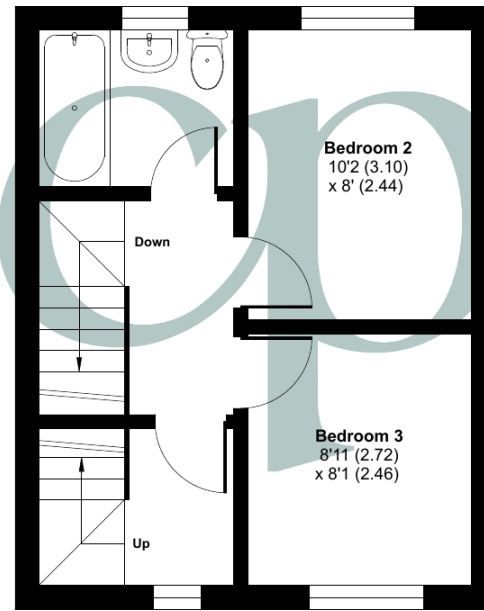
Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 817 sq ft / 75.8 sq m

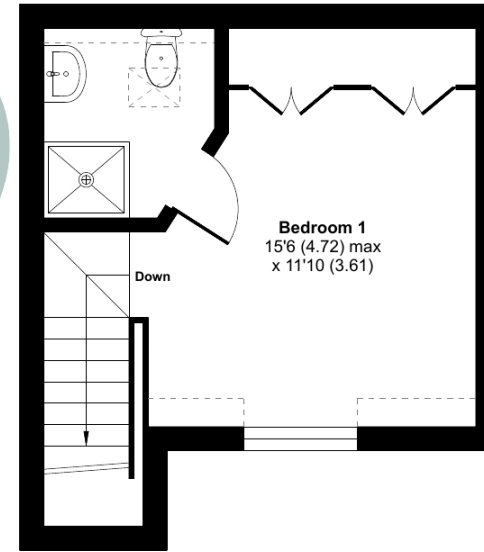
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	75	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1190231

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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