



Kipling Crescent, Fairfield, Hitchin, Hertfordshire. SG5 4GY





4 Bedroom Terraced House

Guide Price £535,000 Freehold

Quietly located overlooking the grounds of Fairfield Hall this four bedroom family home offers a superb living space, a south facing rear garden, garage and off road parking.

- Spacious family home
- Four generous bedrooms
- En-suite to master bedroom
- 32ft Kitchen/dining/family room
- Living room with part vaulted ceiling
- Utility room
- South facing rear garden
- Overlooking open green to front
- Garage and parking
- Awaiting EPC. Council tax band E.

GENERAL DESCRIPTION:

Ground Floor:

Front Door:

Double glazed front door.

Living Room:

Abt. 24' 1" x 11' 6" (7.34m x 3.51m) A spacious dual aspect living room with a double glazed sash window to front and double glazed French doors leading to the rear garden. Part vaulted ceiling. Feature fireplace with inset gas fire. Television point. Two radiators. Carpet as fitted.

Kitchen/Dining/Family Room:

Abt. 32' 0" x 10' 10" (9.75m x 3.30m) This cavernous space is ideal for entertaining. The kitchen area is located to the rear and comprises a comprehensive range of eye and base level units with ample roll top work surfaces and under cupboard lighting. Single drainer stainless steel one and a half bowl sink unit. Built-in four ring gas hob, electric oven and extractor hood. Integrated dishwasher. Space for fridge/freezer. Cupboard housing gas boiler. Radiator. Double-glazed sash window to rear. Tiled flooring.

The dining/family area has a double glazed sash window to the front. Radiator. Television point. A large understairs storage cupboard. Laminate flooring.

Utility Room:

Abt. 9' 7" x 5' 5" (2.92m x 1.65m) Fitted with units to match those of the kitchen. Single drainer stainless steel sink unit. Plumbing for automatic washing machine. Double glazed door to the rear garden. Extractor fan. Radiator. Tiled flooring.

Cloakroom:

A white suite comprising a pedestal hand wash basin and low level WC. Tiled splashback area. Double glazed window to rear. Radiator. Tiled flooring.

First Floor:

Landing:

A large landing with enough space for a small study area. Double glazed sash window to side. Loft access. Airing cupboard. Radiator. Carpet as fitted.

Master Bedroom:

Abt. 12' 5" x 9' 6" (3.78m x 2.90m) Twin aspect double glazed sash windows to rear. A range of built-in wardrobes. Radiator. Television point. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand and basin and low level WC. Tiled splash back area. Shaver point. Extractor fan. Radiator. Vinyl flooring.

Bedroom Two:

Abt. 11' 9" x 8' 9" (3.58m x 2.67m) Double glazed sash window to front. A range of fitted wardrobes. Radiator. Carpet as fitted.

Bedroom Three:

Abt: 10' 10" x 8' 10" (3.30m x 2.69m) Double glazed sash window to rear. Built-in double wardrobe. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 8' 11" x 8' 1" (2.72m x 2.46m) Double glazed sash window to rear. Radiator. Fitted double wardrobe. Carpet as fitted.

Family Bathroom:

A white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low-level WC. Shaver point. Part tiled walls. Radiator. Extractor fan. Vinyl flooring.

Outside:**Rear Garden:**

A private south facing rear garden with a paved patio area leading to an established lawn. A further patio area at the base of the garden. Raised decorative borders. Gated access to the rear and pathway leading to the garage and parking.

Garage:

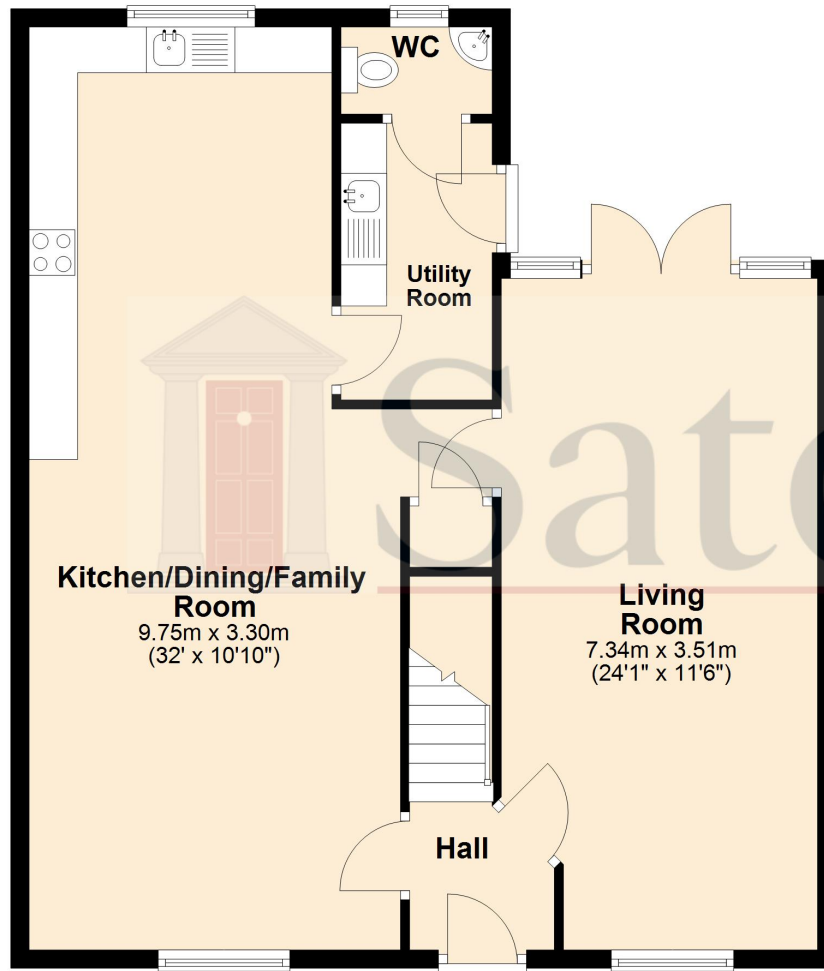
A single garaged located beneath the adjacent coach house with parking in front for one car. Please note the garage is leasehold.



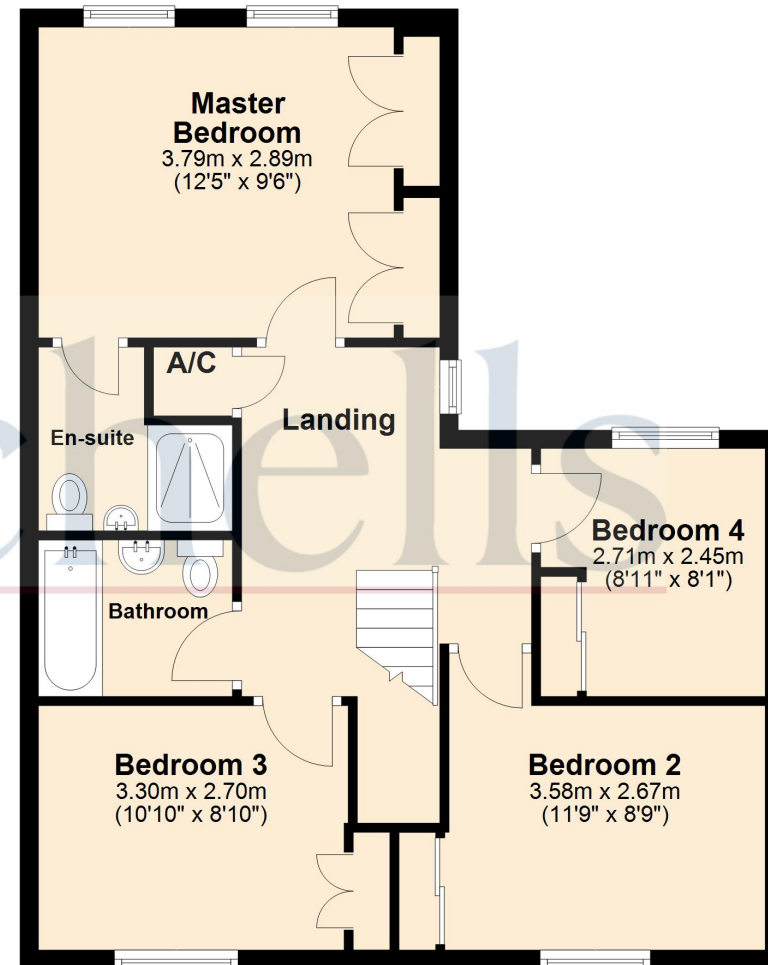


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.