



Alfred Row, Fairfield, Hitchin, Hertfordshire. SG5 4SD





3 Bedroom Semi-Detached House

£445,000 Freehold

A beautifully presented semi-detached family home located on the popular Fairfield Gardens development.

Internally the spacious accommodation comprises entrance hall, cloakroom, a large living room and fully fitted kitchen/dining room with integrated appliances to the ground floor. To the first floor are three generous bedrooms, the principal boasting an en-suite shower room, and a family bathroom. Externally is a good sized, landscaped rear garden with patio area, an established lawn and well stocked raised borders, an attractive front garden, oversized garage and a block paved driveway that provides additional off road parking for a further two cars. For further details and your appointment to view please contact Satchells Stotfold.



- Modern semi-detached family home
- Three generous bedrooms
- En-suite to principal bedroom
- Fully fitted kitchen/dining room
- Good size living room
- Ground floor cloakroom
- Landscaped rear garden
- Garage and driveway
- Must be viewed
- EPC rating B. Council tax D

Ground Floor

Front Door:

Composite front door

Entrance Hall:

Stairs to the first floor with cupboard under. Radiator. Amtico flooring.

Cloakroom:

A white suite comprising a low level WC with concealed cistern and wash hand basin. Tiled splash back area. Radiator. Extractor fan. Amtico flooring.

Kitchen/Dining Room:

Abt. 19' 3" x 10' 6" (5.87m x 3.20m) A superbly fitted kitchen/dining room comprising a good range of eye and base level units with ample work surfaces. Single drainer stainless steel one and a half bowl unit. Built in four ring gas hob, electric oven and extractor hood. Integrated fridge/freezer, washing machine, and dishwasher. Tiled splash back areas. Double glazed bay window to front. Radiator. Amtico flooring.

Living Room:

Abt. 15' 6" x 11' 9" (4.72m x 3.58m) A light and airy living room with feature part panelled walls. Double glazed French doors leading to the rear garden. Radiator. Television point. Amtico flooring.

First Floor

Landing:

Loft access. Storage cupboard. Carpet as fitted.

Bedroom One:

Abt. 11' 3" x 10' 10" (3.43m x 3.30m) Double glazed window to rear. Radiator. Feature half panelled wall. A large built in storage cupboard. Carpet as fitted.

En-suite:

A white suite comprising a fully tiled double width shower cubicle with shower, wash hand basin and low level WC with concealed cistern. Heated towel rail. Shaver point. Part tiled walls. Double glazed window to rear. Extractor fan. Tiled flooring.

Bedroom Two:

Abt. 13' 10" x 7' 4" (4.22m x 2.24m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 9' 7" x 7' 11" (2.92m x 2.41m) Double glazed window to front. Radiator. Carpet as fitted.

Family Bathroom:

A white suite comprising a panelled bath with shower over and glass screen, wash hand basin and low level WC with concealed cistern. Heated towel radiator. Part tiled walls. Extractor fan. Tiled flooring.

Outside**Front Garden:**

Path to front door. Area laid to lawn and decorative store. A block paved driveway for two cars leads to the garage.

Rear Garden:

A landscaped rear garden with a large paved patio area, established lawn and raised beds that are well stocked with a variety of plants and shrubs. Outside light and outside tap.

Garage:

An attached oversized brick built garage with up and over door, pitched roof, power and light. A personal door leads to the rear garden.

Agents Note:

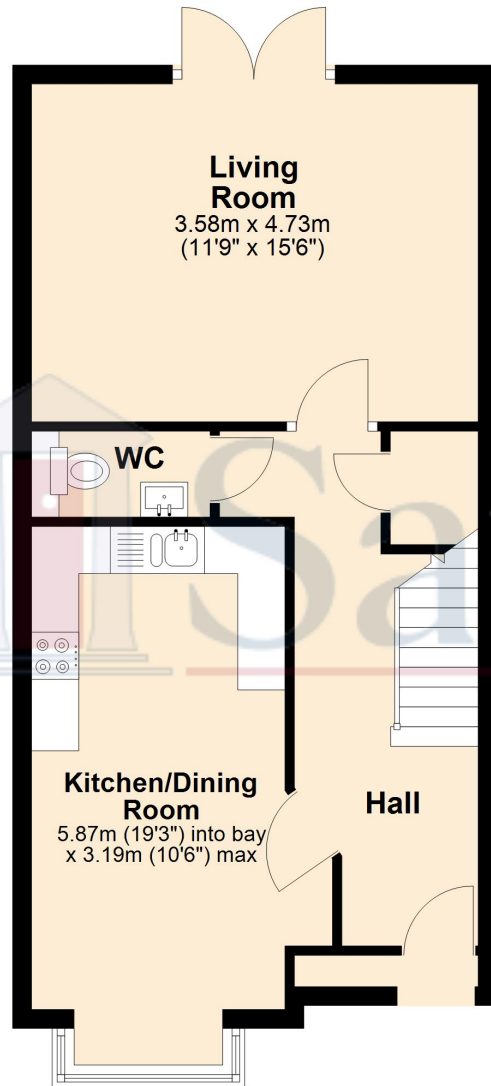
Draft particulars yet to be approved by vendor and maybe subject to change.



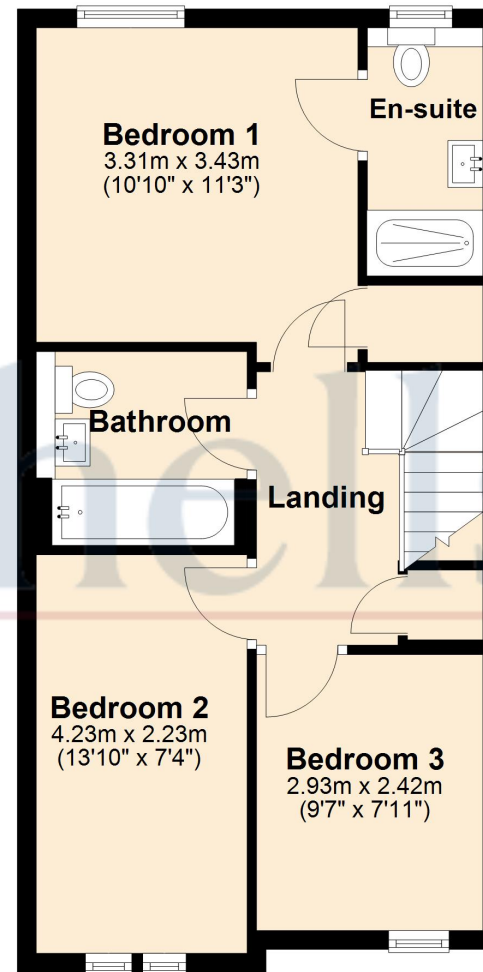


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.