



Beatrice Place, Fairfield, Hitchin, Hertfordshire. SG5 4RZ





3 Bedroom Semi-Detached House

Guide Price £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 are attractive gardens, the rear benefiting from a composite deck and wildlife area, an oversized garage and a block paved driveway that provides additional off road parking for a further two cars. Additional benefits include gas central heating, double glazing. For further details and your appointment to view please contact Satchells Stotfold.

- Modern semi-detached home
- Three generous bedrooms
- En-suite to principal bedroom
- Fully fitted kitchen/dining room
- Good size living room
- Ground floor cloakroom
- Attractive gardens
- Oversized garage
- Driveway for two cars
- EPC rating B. Council tax band D

Ground Floor:**Front Door:**

Composite double glazed front door.

Entrance Hall:

A welcoming entrance hall with part panelled walls. Stairs to first floor with cupboard under. Radiator. Amtico flooring.

Cloakroom:

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

Living Room:

Abt. 15' 7" x 11' 8" (4.75m x 3.56m) A good size living room with double glazed French doors leading to the rear garden. Media points. Two radiators. Carpet as fitted.

Kitchen/Dining Room:

Abt. 15' 3" x 10' 6" (4.65m x 3.20m) A well-appointed kitchen/dining room comprising a comprehensive range of eye and base level units with ample 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 fridge/freezer, dishwasher and washing machine. Radiator. Twin aspect double glazed windows to front. Amtico flooring.

First Floor:**Landing:**

Loft access. Large overstairs cupboard. Carpet as fitted.

Principal Bedroom:

Abt. 11' 3" x 10' 9" (3.43m x 3.28m) Double glazed window to rear. Large built-in cupboard. Radiator. Media points. Carpet as fitted.

En-Suite:

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

Bedroom Two:

Abt. 13' 1" x 7' 4" (3.99m x 2.24m) Double glazed window to front. Feature part panelled wall. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 10' 7" x 7' 11" (3.23m x 2.41m) Double glazed window to front. Radiator. Carpet as fitted.

Family Bathroom:

A white suite comprising panelled bath with shower over and glass screen, wash hand basin and low level WC with concealed cistern. Part tiled walls. Heated towel rail. Shaver point. Amtico flooring.

Outside:**Front Garden:**

A block paved double length driveway leads to the garage and path to front door. A variety of attractive shrubs and plants.

Rear Garden:

A low maintenance rear garden with paved patio area leading to a composite deck. Steps lead up to a wildlife garden. Gated side access. Outside tap. Outside light.

Garage:

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

Additional Information:**Estate Charges:**

The currently estate charge is approximately £30.00 per month

Agents Note:

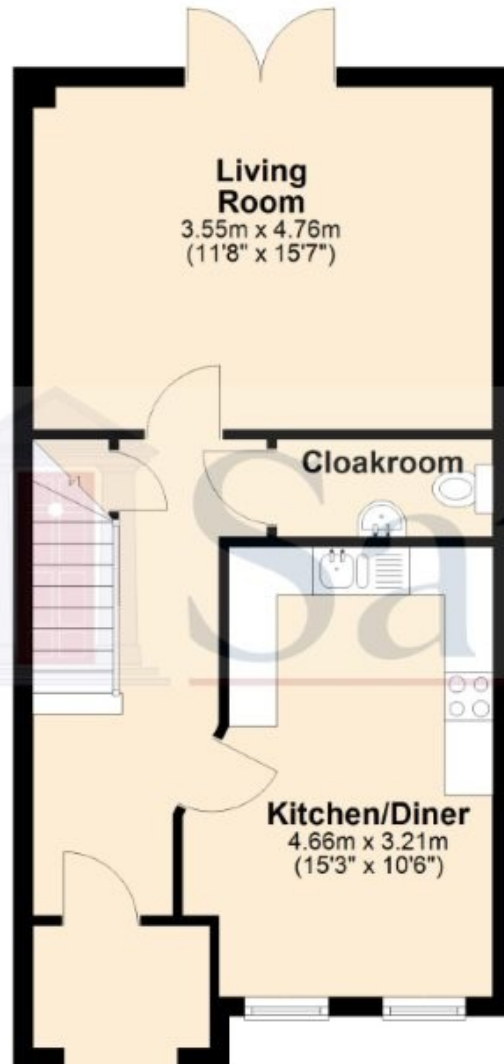
Draft details yet to be approved by the vendor and maybe subject to change.



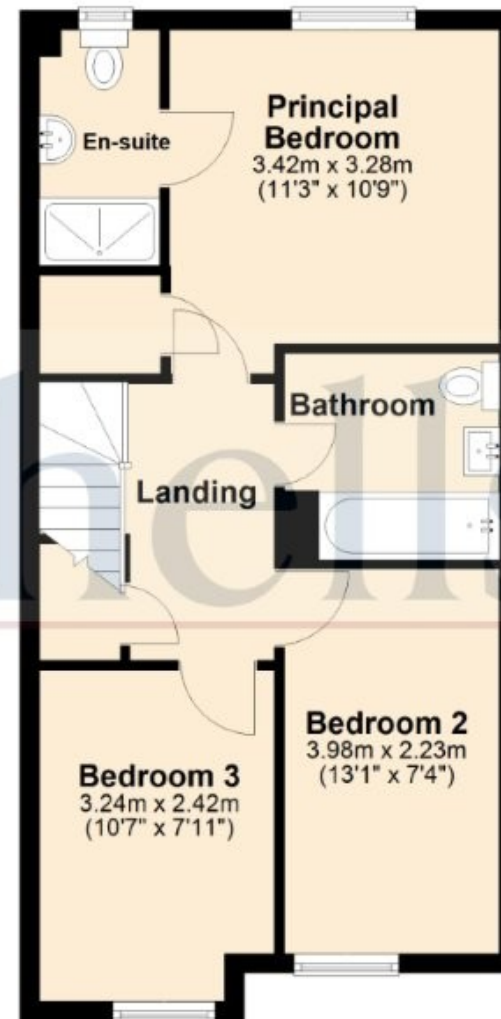


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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