

# BELVOIR!

Belvoir Hitchin

32 Bancroft, Hitchin, SG5 1LA | 01462 433949 | [belvoir.co.uk](http://belvoir.co.uk) | [@belvoirherts](https://www.instagram.com/belvoirherts)

Shaftesbury Drive, Fairfield, Hitchin, SG5 4FS



Guide Price £1,250,000

Freehold

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EXCLUSIVE LOCATION! Belvoir welcome you to Shaftesbury Drive, Fairfield - a stunning property that offers the perfect blend of space, comfort, and style. This impressive house boasts 5 spacious bedrooms, ideal for a growing family or those who love to have guests over. With two en-suites and a family bathroom, convenience and luxury are at the forefront of this home.

The property features not just one, but three reception rooms, providing ample space for entertaining, relaxing, and creating cherished memories with loved ones. The double garage with a room above offers endless possibilities - from a home office to a playroom, let your imagination run wild.

Located in the desirable area of Fairfield, this chain-free property is ready to become your dream home, and sits in the catchment for Fairfield Park Lower School (rated Outstanding by Ofsted) and middle/upper Etonbury Academy . Don't miss out on the opportunity to make this house your own and enjoy the comfort and elegance it has to offer.



## GROUND FLOOR

### Entrance

Under storm porch via part glazed front door into:

### Hallway

Double glazed sash windows to front & side aspects. Staircase rising to first floor with storage cupboard beneath. Radiator. Doors to all rooms.

### Cloakroom

Obscure double glazed sash window to side aspect. Suite comprising low level push-button flush WC and wall mounted hand wash basin. Extractor. Radiator.

### Reception Room

**25'3" x 12'3" (7.72m x 3.74m)**

Entry via glazed double doors. Walk-in bay with double glazed sash windows to front aspect, two further sash windows to side aspect and French doors leading to garden. Brick chimney breast inset with coal effect gas fire. Two radiators.

### Dining Room

**14'4" x 10'4" (4.38m x 3.15m)**

Entry via glazed double doors. French doors leading to garden. Radiator.

### Study

**11'3" x 10'4" (3.44m x 3.17m)**

Walk-in bay with double glazed sash windows to front aspect. Radiator.

### Kitchen

**13'6" x 9'8" (4.13m x 2.95m)**

Two double glazed sash windows to rear aspect. Fitted with a range of base and wall mounted cabinets providing storage, to include deep pan drawers. Stainless steel one and a half bowl inset sink and drainer with chrome mixer tap. Built-in eye level AEG single oven and integrated microwave oven above. Stainless steel inset five burner gas hob and chimney hood extractor over with matching splash-back. Integrated appliances include fridge freezer and full size dishwasher. Radiator. Opening to:

### Breakfast Room

**16'7" x 9'6" (5.06m x 2.92m)**

Double glazed sash window to rear aspect and French doors leading to garden. Two radiators.

### Utility Room

**9'6" x 6'3" (2.91m x 1.93m)**

Part glazed courtesy door to side access. Fitted with base cabinet and three quarter height cupboard concealing gas

central heating boiler. Stainless steel inset single bowl sink with chrome mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Radiator.

## FIRST FLOOR

### Landing

Double glazed sash window to front aspect. Airing cupboard housing hot water cylinder. Hatch providing access to loft space. Radiator. Doors to all rooms.

### Bedroom One

**21'8" x 13'6" (6.62m x 4.13m)**

Two double glazed sash windows to front aspect. Radiator. Opening to:

### Dressing Room

**9'8" x 6'2" (2.95m x 1.90m)**

(Measured into wardrobes) Double glazed sash window to rear aspect. Built-in wardrobes. Radiator. Door to:

### En-suite

Obscure double glazed sash window to rear aspect. Suite comprising panel enclosed bath with chrome mixer tap and shower attachment, double width shower cubicle with glazed sliding door, hand wash basin mounted in vanity unit and low level flush WC. Extractor. Radiator.

### Bedroom Two

**12'10" x 11'4" (3.92m x 3.46m)**

Two double glazed sash windows to rear aspect. Built-in wardrobe. Radiator. Door to:

### En-suite

Obscure double glazed sash window to side aspect. Suite comprising enclosed shower cubicle with glazed door, hand wash basin mounted in vanity unit and low level flush WC. Extractor. Radiator.

### Bedroom Three

**12'4" x 10'9" (3.78m x 3.29m)**

Two double glazed sash windows to front aspect. Built-in wardrobe. Radiator.

### Bedroom Four

**11'4" x 9'8" (3.47m x 2.95m)**

Double glazed sash window to rear aspect. Radiator.

### Bedroom Five

**11'7" x 8'7" (3.54m x 2.62m)**

Two double glazed sash windows to front aspect. Radiator.

### Family Bathroom

Obscure double glazed sash window to side aspect. Suite

comprising panel enclosed bath with chrome mixer tap and shower attachment, shower cubicle with glazed door, hand wash basin mounted in vanity unit and low level flush WC. Extractor. Radiator.

## EXTERIOR

### Front Garden

Lawned frontage with mature low level hedging. Pathway leading to front door. Shingled driveway leading to double garage. Gated access to garden.

### Rear Garden

Fence enclosed. Established lawn. Paved pathway. Courtesy door to garage. Gated access to front.

### Double Garage

**19'0" x 17'11" (5.79m x 5.46m)**

Twin electric up & over doors. Power and lighting. Entrance area to rear with doors to garage and store room (3.27m x 1.84m / 10'8" x 6'0"). Stairs rising to first floor annex room.

### Annex Room

**24'5" x 18'9" (7.46m x 5.74m)**

Vaulted ceiling with four Velux skylights and double glazed sash window to both front and rear aspect.

## PROPERTY INFORMATION

Council Tax: Band G (Central Bedfordshire)

EPC Rating: C

Broadband: Ultrafast Full Fibre available (speeds up to 1000Mb)

Rail Stations: Letchworth Garden City 1.8 miles; Arlesey 1.7 miles

## DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

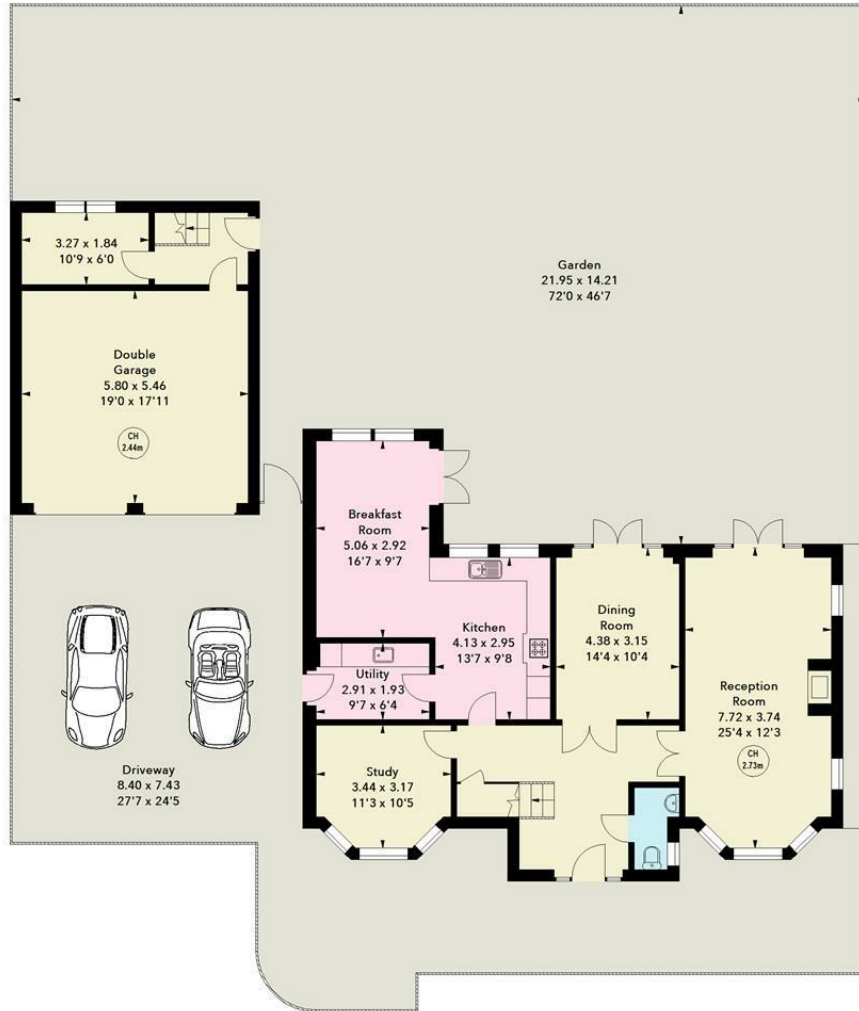
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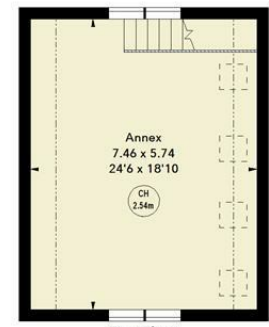




Ground Floor  
Approx. 107.30 sq m / 1155 sq ft

Shaftesbury Drive, SG5  
Approximate Area = 288.36 sq m / 3104 sq ft  
(Including Annex)  
Annex = 87.79 sq m / 945 sq ft

Key:  
CH - Ceiling Height



First Floor  
Approx. 43.20 sq m / 465 sq ft



First Floor  
Approx. 93.27 sq m / 1004 sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	84
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: G