



NORGANS
Surveyors & Estate Agents

5 BURTON CLOSE
FAIRFIELD



5 Burton Close

Fairfield
Bedfordshire SG5 4GP

Guide Price £650,000

An immaculately presented detached family home situated in a cul de sac location with convenient access to local amenities and excellent communication links.

The accommodation is spread over three floors and features three bedrooms and a bathroom on the first floor with a useful study landing, whilst on the second floor is an impressive master bedroom with en suite. The ground floor living accommodation offers a dual aspect kitchen diner. The living room has been sub divided into two rooms comprising sitting room with garden room/study and the garage has been converted into a useful gym.

Internal viewing is recommended.



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

STORM PORCH

With central entrance door opening to;

RECEPTION HALL

5'10" x 5'6" (1.8 x 1.7)

Stairs to first floor. Cloaks cupboard. Oak effect flooring. Doors to;

LIVING ROOM

13'9" x 10'5" (4.2 x 3.2)

Recessed ceiling lighting. Bay window to front with shutters. Radiator. Glazed partition doors to garden room/study.

GARDEN ROOM/STUDY

10'5" x 5'2" (3.2 x 1.6)

Oak effect floor. French doors to garden.

REAR LOBBY

6'2" x 3'11" (1.9 x 1.2)

Comprising Low Level W.C. and wash hand basin. Tiled floor and walls. Radiator.

DINING KITCHEN

19'0" x 11'1" (5.8 x 3.4)

Reducing to 9'2". Shaker style wall and base cupboards with granite counter tops over. Integrated double oven and grill, gas hob, extractor (not tested), Integrated dishwasher (not tested), stainless steel sink unit. Cupboard housing Potterton central heating boiler (not tested). Tiled floors. Boxed window seat inset into bay window to front with shutters. Radiator.

ON THE FIRST FLOOR

STUDY LANDING

Radiator. Window to front. Airing cupboard housing megaflo (not tested). Door to second floor.

BEDROOM TWO

10'9" x 10'9" (3.3 x 3.3)

Plus entrance recess and fitted wardrobes. Radiator. Window to front.

BEDROOM THREE

11'5" x 8'6" (3.5 x 2.6)

Radiator. Window to front.

BEDROOM FOUR

8'6" x 7'6" (2.6 x 2.3)

Radiator. Window to rear.

FAMILY BATHROOM

7'2" x 5'6" (2.2 x 1.7)

Comprising white suite, bath with shower (not tested) and screen. Low Level W.C. Wash hand basin. Heated towel rail. Tiles to floor and walls. Window to rear.

ON THE SECOND FLOOR

BEDROOM ONE

19'4" x 12'5" (5.9 x 3.8)

Master bedroom suite with fitted wardrobes. Two radiators. Velux window to rear. Dormer to front. Door to;

EN SUITE SHOWER ROOM

10'2" x 6'6" (3.1 x 2)

Plus dormer window to rear. Shower enclosure. Low Level W.C. Wash hand basin. Heated towel rail. Tiled floor and walls.

OUTSIDE

CONVERTED GARAGE

15'8" x 9'2" (4.8 x 2.8)

Currently used as a gym. Door connected to the Living Room.

AT THE FRONT

Parking to the front for approx. 1-2 cars. Open plan garden.

AT THE REAR

Approx. 30ft Synthetic lawn.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band E. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx 127sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

Current C

Potential B

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

SERVICES

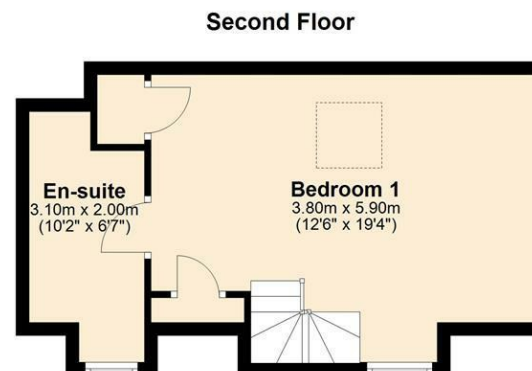
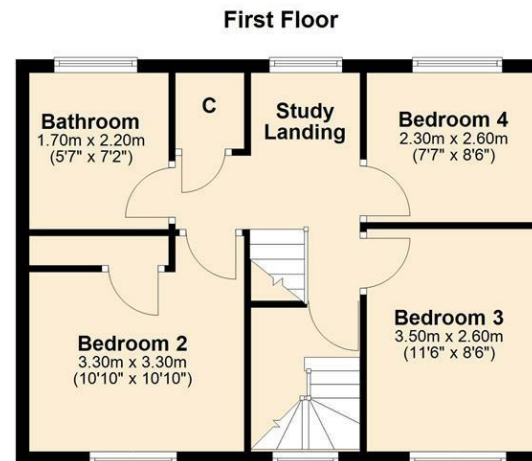
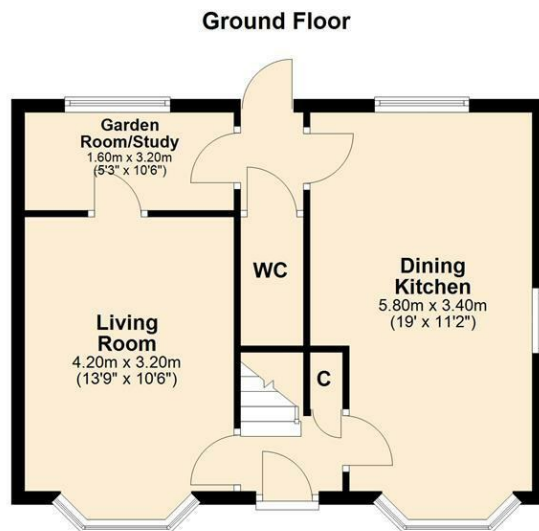
All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

TENURE - FREEHOLD

We are advised that this property is Freehold.

VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)



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