

FREEHOLD



House - Mid Terrace (EPC Rating: C)

**2 Kipling Crescent, Fairfield, Hitchin, Herts, SG5 4GY**

**£549,000**



First Step



4



2



2



C

# 4 Bedroom House - Mid Terrace located in Fairfield

IMMACULATE THROUGHOUT... 4 DOUBLE bedrooms... Large ENTERTAINING KITCHEN/DINING Room... UTILITY Room... LIGHT & AIRY LOUNGE/SUN Room... Principal EN-SUITE... GARAGE & Parking... SMART LIGHTING, SENSOR LIGHTING, SMART LOCK....

4 DOUBLE BEDROOMS...

IMMACULATE THROUGHOUT...

LIGHT AND AIRY LOUNGE / SUN ROOM...

ENTERTAINING KITCHEN / DINER...

UTILITY ROOM...

NEST HEATING... SENSOR LIGHTING... SMART LIGHTING... VOICE ACTIVATED BLINDS... SMART LOCK...

EN-SUITE...

The spacious ground floor consists of entrance hallway, lounge/sun room, dining room, kitchen, utility room and cloakroom

The first floor benefits from 4 double bedrooms, 3 with excellent storage, the principal bedroom with en-suite, plus a family bathroom.

The rear garden has 2 entertaining patio areas and has gated access to the garage and parking for one car.

## GROUND FLOOR

### Hallway

Front door, laminate flooring, wall mounted consumer unit, Netatmo video door bell and sensor activated lighting, Nest controller, Staircase to first floor and doors leading to Kitchen/Diner and Lounge/Sun Room

### Lounge / Sun Room

23'9" x 11'4"

Window to front aspect and windows, French door and sun roof to rear aspect. Feature fire surround fitted with electric fire. Carpet, Smart spot lights, 2 radiators. Door leading to:

### Dining Room (open plan)

13'1", 12'7"11" x 10'10"

Window to front aspect. Tiled flooring, ceiling light, radiator. Under stairs storage cupboard with sensor lighting. Open plan leading to:

### Kitchen (open plan)

16'9" x 8'6"

Window to rear aspect fitted with voice activated blind. Cream shaker style wall and base units with complementary work surface, fitted with integrated dishwasher. New Worcester boiler fitted 2023. Stainless steel one and half bowl sink. American style fridge/freezer available by separate negotiation. Colour changing smart lighting to cabinets and plinth. Tiled flooring, ceiling light, radiator. Door leading to:

### Utility Room

Door to side aspect fitted with smart security lock. Cream shaker style base unit with complementary work surface and stainless steel sink, washing machine available by separate negotiation. Continuation of tiled flooring, radiator, sensor lighting, Door leading to:

### Cloakroom

Window to rear aspect. White suite comprising: low level push button wc and pedestal corner sink. Continuation of tiled flooring, radiator, sensor lighting.

## FIRST FLOOR

### Landing

Window to side aspect. Full height door to airing cupboard housing hot water tank. Carpet, ceiling light, radiator. Loft access - partially boarded. Doors leading to:

### Bedroom 1

14'6" x 9'4" (into wardrobe)

Windows to rear aspect with voice activated blinds. 4 door built-in wardrobe fitted with shelf and rail. Carpet, smart lighting, radiator, TV aerial point. Door leading to:



#### En-suite:

White suite comprising: large fully tiled shower with glass door, low level push button wc and pedestal wash hand basin. Vinyl flooring, radiator, shaver point, smart lighting.

#### Bedroom 2

12'8" x 8'9"

Window to front aspect fitted with battery operated blinds. 2 sliding door fitted wardrobe. Carpet, smart lighting, radiator, tv aerial. point

#### Bedroom 3

10'9" x 8'10"

Window to front aspect. 2 door built in wardrobe fitted with shelf and rail. Carpet, ceiling light, radiator, tv aerial point.

#### Bedroom 4

8'10" x 8'0"

Window to rear aspect. Carpet, smart lighting, radiator.

#### Bathroom

White suite comprising: Fully tiled panelled bath with wall mounted shower and glass screen, low level push button wc and pedestal wash hand basin. Vinyl flooring, shaver point, radiator, ceiling light.

#### EXTERNAL

##### Front Garden

Railing and hedge perimeter, with paved pathway to front door, sensor lighting. Garden area filled with decorative pebbles.

##### Rear Garden

Fence perimeter with gated access to garage and parking. Garden with 2 entertaining patio areas and curved lawn. Security camera, solar powered lights, back door sensor activated lighting, water tap.

##### Garage and Parking

Single garage with up and over door, potential for eave storage. Parking for 1 car in front of garage.

##### Additional Material Information

EPC: Rating C

Council Tax: Band E

Service charge: £180 every 6 months

Freehold

Mains electric, gas and water

Traditional brick construction

##### Local Area

The property is situated within 100's of acres of stunning parkland, all internal pathways and green communal areas are kept to a very high manicured standard. The small parish of Fairfield offers fantastic walks around both the fishing Green Lagoon and sailing Blue lagoon, as well as the established beautiful parkland.

There is a lower school on the park along with many excellent



nearby schools of Pix Brook Academy, Etonbury Academy and the renowned Samuel Whitbread Academy.

On the park itself there is a Tesco convenience store, Bannatyne Gym and Day Spa, Eden Hair & Beauty Salon along with Fairfield Park Cricket Club, Bowls Club & Community Hall offering meeting facilities, a range of classes or perfect for hiring for private events. There are many secure play parks for children of all ages along with speed restricted tree lined roads for family safety.

Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Letchworth and Arlesey are circa 30-40mins.

#### Agents Notes

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

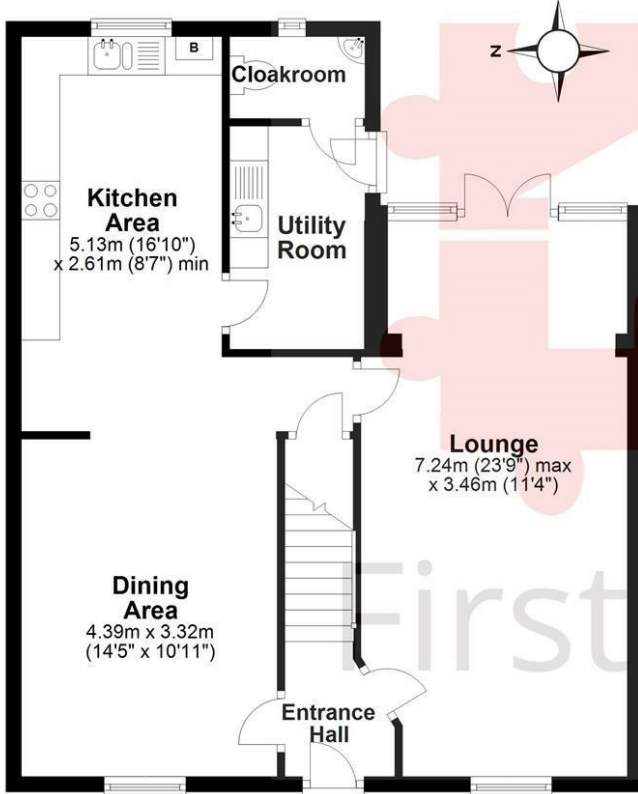
These details are to be used as a guide only and their accuracy is therefore not guaranteed. These details are yet to be approved by the vendor





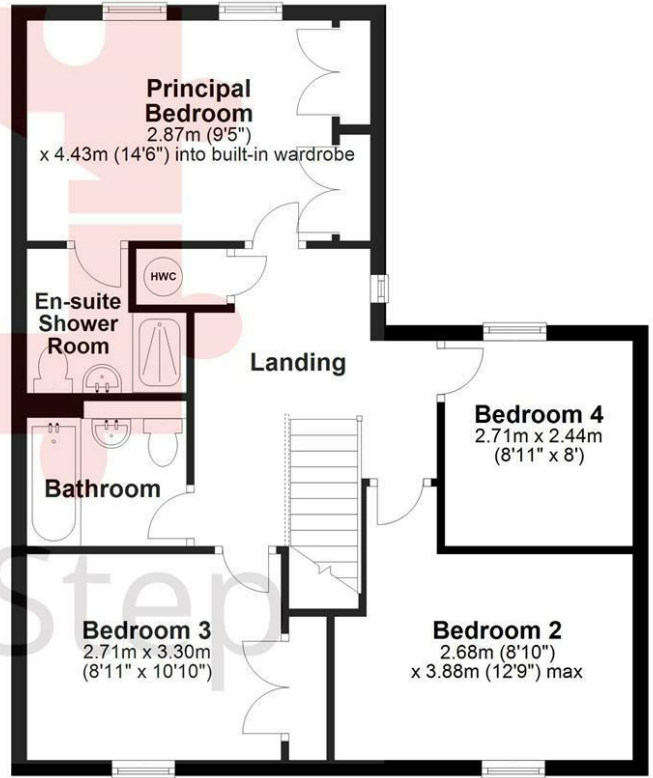
### Ground Floor

Approx. 67.6 sq. metres (727.3 sq. feet)



### First Floor

Approx. 61.6 sq. metres (663.3 sq. feet)

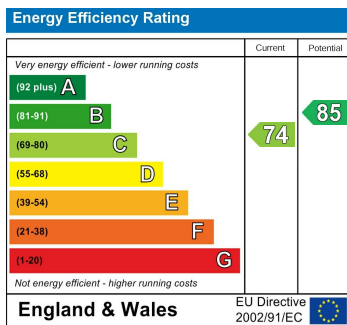


Total area: approx. 129.2 sq. metres (1390.6 sq. feet)

Council Tax Band

**E**

Energy Performance Graph



Call us on

**01462 659 730**

[sales@firststep.ltd](mailto:sales@firststep.ltd)

[www.firststep.ltd](http://www.firststep.ltd)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**First Step**