

FREEHOLD



House - Mid Terrace (EPC Rating: C)

## 5 Kipling Crescent, Fairfield Hitchin, Herts, SG5 4GY

Offers Over

**£520,000**



First Step



# 4 Bedroom House - Mid Terrace located in Fairfield Hitchin

PARK VIEWS... Large 1390 sq ft... SOUTH FACING garden... EN-SUITE... SUN Room... KITCHEN with SEPARATE Dining Area... UTILITY Room... SOUTH FACING Garden... GARAGE plus Parking...

OVERLOOKING GREEN OPEN SPACE AREA...

SOUTH FACING GARDEN...

LIGHT AND AIRY LOUNGE / SUN ROOM...

EN-SUITE...

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

The first floor comprises of 4 double bedrooms all with excellent storage, the principal bedroom with en-suite, plus a family bathroom.

The south facing rear garden has 2 patio areas leading to lawn with rear gated access.

There is a single garage plus parking for one car in front of garage.

## GROUND FLOOR

### Entrance Hallway

Composite door leading into entrance hallway. Grey laminate flooring, ceiling light, radiator, wall mounted consumer unit. Stairs leading to first floor with doors leading to lounge & dining area.

### Lounge/Sun Room

23'9" x 11'4"

Double glazed window fitted with vertical blinds to front aspect with, French doors & 2 double glazed windows with sun roof to rear aspect. Feature fire surround fitted with electric fire. Carpet, 2 ceiling lights, 3 spot lights, 2 radiators, TV point. Door leading to Kitchen area.

### Kitchen

16'9" x 8'6"

Double glazed window fitted with roller blind to rear aspect. Cream Shaker style kitchen fitted with wall & base units with complementary work surface comprising of 2 drawer packs. Integral appliances: single oven with 4 ring gas hob & extractor, dishwasher. Space for fridge freezer. Stainless steel sink fitted with hose tap. Glow worm boiler housed in wall unit. Door to under stair storage cupboard fitted with light. Ceramic tiled flooring, ceiling light, radiator. Open plan to:

### Dining Area

14'4" x 10'10"

Double glazed window to front aspect fitted with venetian blind. Laminate flooring, 2 ceiling lights, TV point.

### Utility Room

Cream Shaker style units fitted with stainless steel sink, & complementary work surface. Space for washing machine. Ceramic tiled flooring, ceiling light, radiator. Half glazed door leading to garden. Door leading to:

### Cloakroom

Double glazed privacy window to rear aspect. White suite comprising: wc, pedestal wash hand basin. Ceramic tiled flooring, ceiling light, radiator.

## FIRST FLOOR

### Landing

Double glazed window to side aspect fitted with roller blind. Door to shelved airing cupboard housing water tank. Carpet, ceiling light. Loft access: partially boarded fitted with light & ladder. Doors leading to:

### Principal Bedroom

14'6" x 9'4" into wardrobe

Two double glazed windows fitted with roller blinds. Two built-in double door wardrobes fitted with shelf & rail. Carpet, ceiling light, radiator. Door leading to:



#### En-suite Shower Room

White suite comprising: large fully tiled shower cubicle fitted with wall mounted shower & glass door, wc, pedestal wash hand basin. Vinyl flooring, ceiling light, shaver point, wall mirror.

#### Bedroom 2

12'8" x 8'9"

Double glazed window to front aspect fitted with roller blind. Built-in 2 sliding door wardrobe fitted with shelf & rail. Carpet, ceiling light, radiator, TV point.

#### Bedroom 3

10'9" x 8'10"

Double glazed window to front aspect fitted with roller blind. Built-in 2 door wardrobe fitted with shelf & rail. Carpet, ceiling light, radiator, TV point.

#### Bedroom 4

8'10" x 8'0"

Double glazed window to rear aspect. Built-in 2 sliding door wardrobe fitted with shelf & rail. Carpet, ceiling light, radiator.

#### Bathroom

White suite comprising: fully tiled panelled bath fitted with wall mounted shower., wc, pedestal wash hand basin. Vinyl flooring, ceiling light, radiator, 2 wall mirrors, mirrored storage cabinet, shaver point.

#### EXTERNAL

#### Front Aspect

Open views to green area with pathway leading to front door with pebbled garden areas to either side.

#### Rear Aspect

South facing garden with 2 patio areas leading to lawn with raised sleepers to borders. Gated access to rear aspect. Outside light, external tap.

#### Garage & Parking

Single garage with up & over door with parking for 1 vehicle in front of garage.

#### Additional Material Information

EPC: Rating C

Council Tax: Band E

Service charge: £102 every 6 months

Freehold

Garage is Leasehold

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 Note

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.

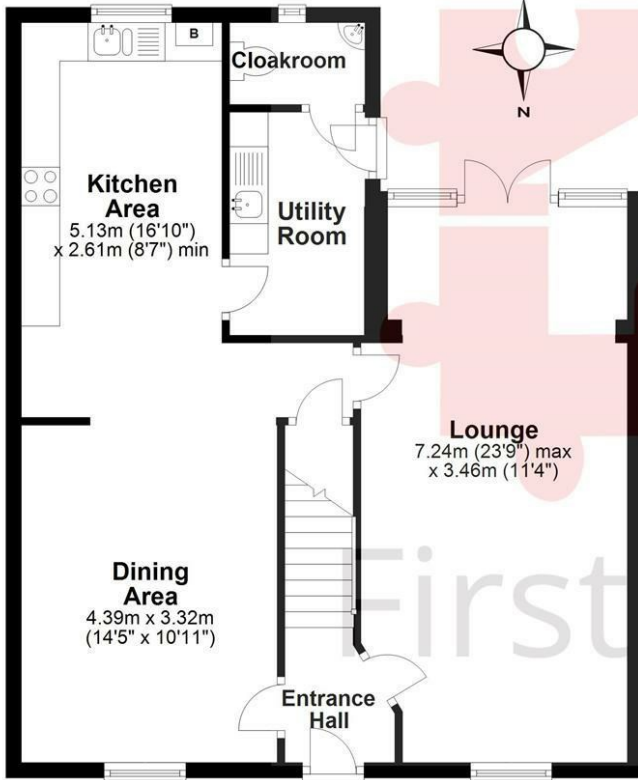
These details are to be used as a guide only and their accuracy is therefore not guaranteed.





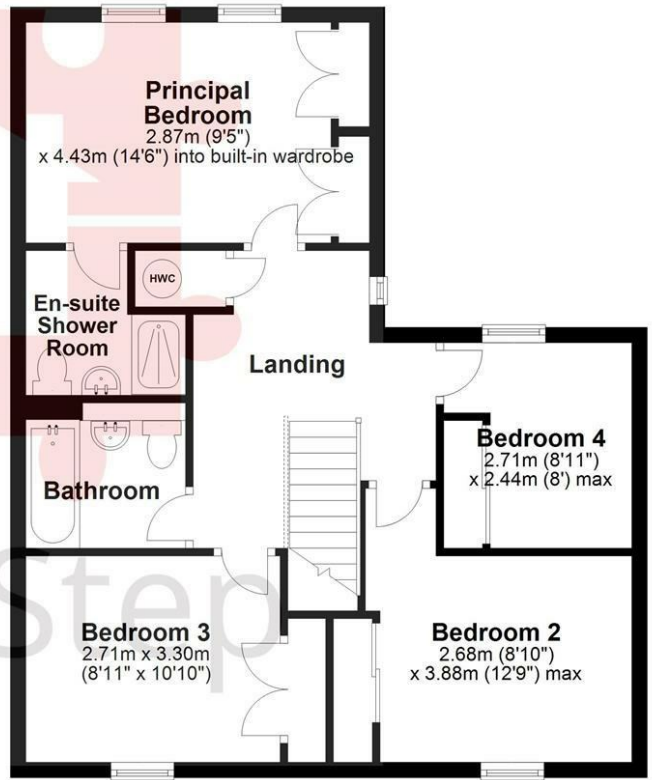
### Ground Floor

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



### First Floor

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

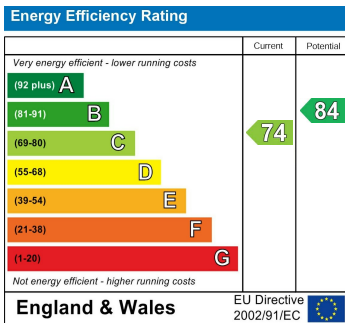


Total area: approx. 129.2 sq. metres (1390.6 sq. feet)

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**