

FREEHOLD



House - End Terrace (EPC Rating: C)

**33 Copperfield Close, Fairfield, Hitchin, Herts,
SG5 4GA**

Price Guide

£550,000



First Step



4 Bedroom House - End Terrace located in Fairfield, Hitchin

4 DOUBLE bedrooms... STUNNING SECLUDED WEST Facing Garden... GARAGE & Parking for 4 CARS... LOG BURNER... STUDY.... Dressing Room & WALK-IN WARDROBE... wooden SHUTTERS... ENTERTAINING Kitchen/Diner...

IMMACULATELY PRESENTED HOME...

STUNNING SECLUDED UPGRADED WEST FACING GARDEN...

LOUNGE WITH LOG BURNER...

PRINCIPAL BEDROOM WITH DRESSING AREA, WALK-IN WARDROBE & EN-SUITE...

GARAGE PLUS PARKING FOR 4 CARS...

On the ground floor is the lounge with log burner, study, kitchen/diner/sun room & cloakroom.

The first floor comprises of 3 double bedrooms & family bathroom.

On the top floor is the Principal bedroom complete with dressing area, walk-in wardrobe & shower room.

Externally is an upgraded rear west facing garden with gated driveway parking leading to garage with parking for 4 cars

GROUND FLOOR

Entrance Hallway

Composite door leading into entrance hallway (newly fitted in Aug 2023). Door to storage cupboard. Real wood flooring. Doors leading to:

Lounge

18'9" x 10'4"

Double glazed window to front aspect fitted with wooden shutters. French doors leading to garden. Log burner (fitted July 2020).

Study

11'6" x 8'3"

Double glazed window to front aspect fitted with wooden shutters. Karndean flooring.

Kitchen/Diner

20'11" x 12'2"

Double glazed windows to rear aspect fitted with pleated blinds, glazed roof to dining area, fitted with pleated blinds. French doors leading to garden. Kitchen fitted with grey gloss base units & white gloss wall units with eye quartz work surface. Stainless steel sink. Integrated appliances: dishwasher, washing machine, fridge freezer. Eyeline Bosch double oven with induction hob. Karndean flooring.

Cloakroom

White suite comprising: wc, vanity unit inset with wash hand basin. Vinyl flooring, chrome heated towel rail. Door to shelved storage cupboard (can be converted to shower cubicle).

FIRST FLOOR

Landing 1

Dual aspect double glazed windows to rear & front aspect. Door to cupboard housing Megaflo tank & Baxi boiler. Doors leading to:

Bedroom 2

11'6" x 10'6"

Double glazed window to front aspect. Built-in 2 door wardrobe fitted with shelf & rail, plus built in desk/workstation & wall mounted storage. Carpet, TV point.

Bedroom 3

12'0" x 8'7"

Double glazed window to front aspect. Carpet, TV point.

Bedroom 4

10'6" x 6'10"

Double glazed window to rear aspect fitted with roller blind. Carpet, TV point.

Bathroom

Double glazed privacy window to rear aspect. White suite comprising: bath fitted with wall mounted shower, vanity unit inset with wash hand basin & wc. Vinyl flooring, shaver point chrome heated towel rail.

SECOND FLOOR

Landing 2

Velux window to rear aspect. Carpet. Door leading to:



Principal Bedroom

14'9" x 10'6"

Double glazed window to front aspect fitted with roller blind with Velux window to rear aspect. Carpet. Opening leading to:

Dressing Area

8'3" x 7'8"

Double glazed window to front aspect fitted with roller blind. Built-in walk-in wardrobe. Carpet,. Door leading to:

En-suite Shower Room

Velux window to rear aspect. White suite comprising: Large wet room style shower cubicle fitted with wall mounted shower. Vanity unit inset with wash hand basin, wc. Chrome heated towel rail, shaver point. Vinyl flooring.

EXTERNAL

Front Aspect

Block paving leading to front door. Wall mounted electric EV car charger. 2 PARKING spaces in front of property.

Rear Aspect

Private west facing garden, fully upgraded porcelain patio seating area covered with glazed roofing incorporating UV blocker & feature glass balustrade leading to further seated patio area with raised feature planters. Lawn area leading to an additional seating patio are covered with pergola. Cantilever umbrella, outside power. Personal door to garage with side gated access leading to driveway.

Garage

20'3" x 9'2"

Gated driveway parking for 2 cars leading to single garage with up & over door fitted with power, light & eave storage.

Additional Material Information

EPC: Rating C

Council Tax: Band E

Service charge: £130 every 6 months

Freehold

Mains electric, gas and water

Traditional brick construction

Full Gas Central Heating

Log Burner

Electric Car Charger

PRIVATE ROAD

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.

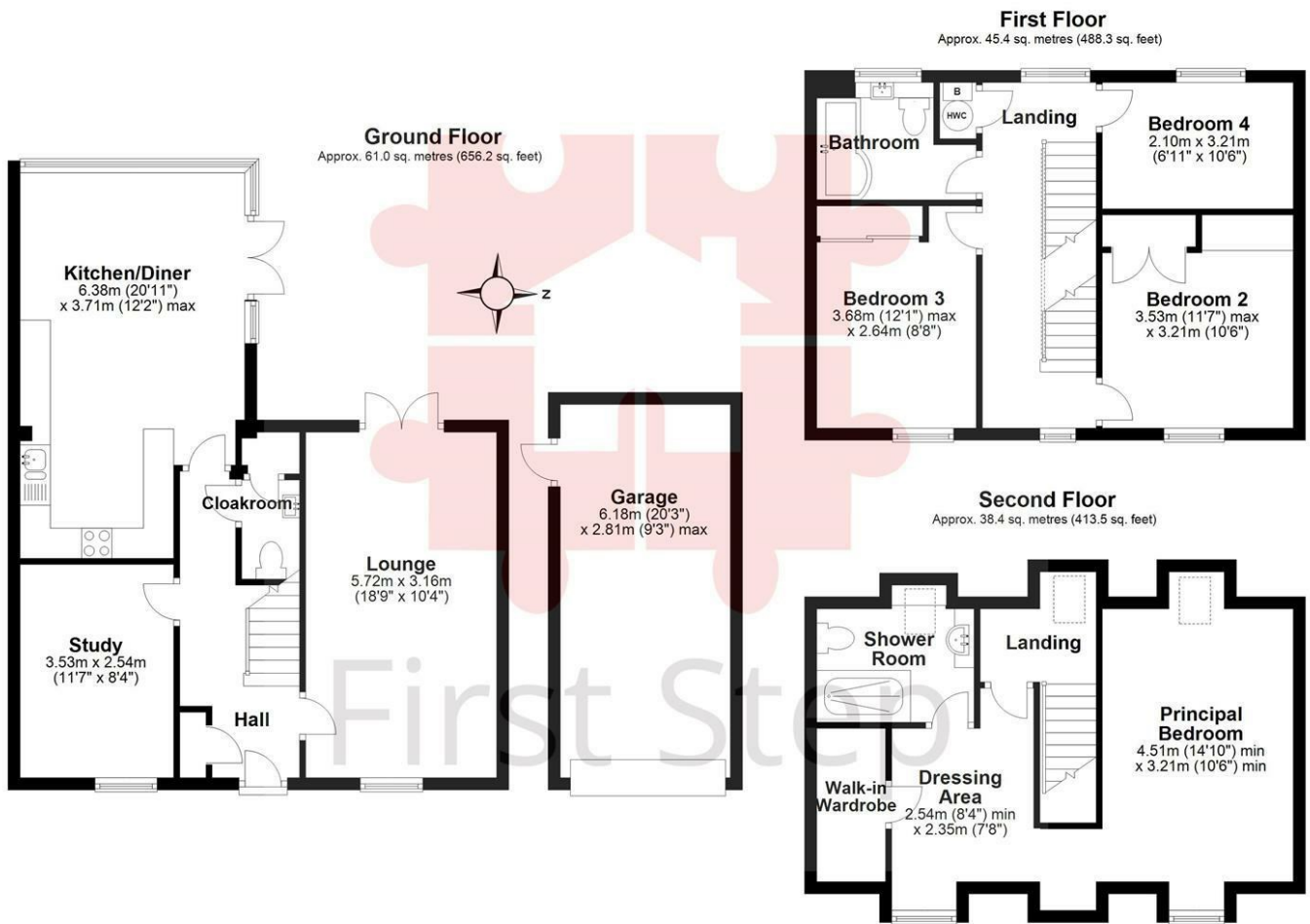
Agents Note

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.



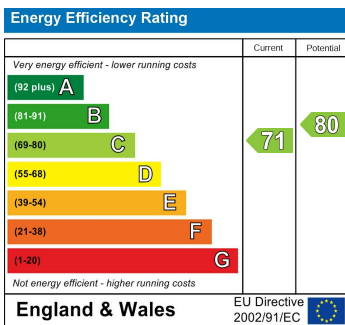




Council Tax Band

E

Energy Performance Graph



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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