

FREEHOLD



House - Detached (EPC Rating: D)

**3 Fleming Drive, Fairfield, Herts, SG5 4FF**

**£800,000**



First Step



# 4 Bedroom House - Detached located in Fairfield

Sought after PERIMETER property... 4 DOUBLE bedrooms... ENTERTAINING Kitchen/Family Room with LANTERN ROOF... Lounge with BAY WINDOW... DINING Room & STUDY... EN-SUITE & DRESSING Room... DOUBLE GARAGE & Gated Driveway with PARKING for 6 CARS...

First Step are delighted to offer this beautiful substantial 4 bedroom executive family home, with a bigger than normal secluded garden on the much sought after Fairfield Park.

The spacious ground floor benefits from a light lounge with feature bay window, a separate dining room, kitchen/breakfast room, separate utility room, home office/3rd reception room and downstairs cloakroom.

On the first floor are 4 double bedrooms, master with en suite shower room and dressing room, plus a large family bathroom with a bath and separate shower cubicle.

The garden is mainly laid to lawn with an entertaining patio area, with personal door access to the double garage and private gated driveway, which has parking for approximately 6/7 vehicles.

## GROUND FLOOR

### ENTRANCE HALLWAY

Composite half glazed front door leading into entrance hallway. Carpet, two ceiling lights, alarm panel, thermostat, radiator with decorative cover. Open under stairs storage area. Doors leading to:

### STUDY

10'9" x 8'7"

Wooden double glazed sash bay window to front aspect fitted with venetian blind. Carpet, radiator, ceiling light, BT point.

### LOUNGE

21'1" x 11'0"

Dual aspect wooden double glazed sash bay windows to front and side aspects, both fitted with pelmets, rail and curtains. Feature fireplace with cream granite backing plate & hearth with chrome gas coal effect fire. Carpet, two ceiling lights, radiators, BT point, TV aerial.

### DINING ROOM

13'3" x 10'9"

Wooden double glazed sash window to side aspect. Carpet, radiator, 2 ceiling lights. Feature fireplace with cream granite backing plate & hearth with chrome gas coal effect fire. Opening leading to Family Room.

### FAMILY ROOM

16'5" x 13'0"

Fully glazed French doors leading to rear garden with wooden double glazed window to side aspect. Feature lantern roof with feature LED lighting. Ceramic tiled flooring, under floor heating, inset spot ceiling lights. Door to utility leading to cloakroom with Opening leading to

### KITCHEN

13'8" x 10'4"

Wooden double glazed sash window to side aspect. Fitted with a range of white shaker style wall and base units including drawer pack, glass fronted display, pull out spice rack, under plinth lighting, tiled splash backs & dark complementary work surface. Stainless steel one and a half bowl sink with mixer tap. Professional Rangemaster with 2 ovens & grill, 5-ring gas hob & hotplate and overhead Rangemaster extractor hood. Integrated dishwasher & space for American style fridge/freezer. Ceramic tiled flooring, inset ceiling spot lights, TV point. Leading to Family Room.

### UTILITY ROOM

9'10" x 5'10"

Wooden double glazed sash window to rear aspect. Fitted with matching white Shaker style base unit, with complementary work surface with wall mounted unit housing boiler. Stainless steel single sink. Space & plumbing for washing machine and tumble dryer. Full height door to cupboard housing water tank. Ceramic tiled flooring, radiator plus manifold for under floor heating housed in radiator cover, inset ceiling spot lights. Door leading to:

### CLOAKROOM

Wooden double glazed privacy sash window to side aspect. White suite comprising: wc, pedestal wash hand basin. Continuation of ceramic tiled flooring, half tiled walls, radiator.

### FIRST FLOOR

Carpeted staircase from Entrance Hallway leading to First Floor.

### LANDING

Arched wooden double glazed feature sash window to front aspect fitted with rail and curtains. Carpet, 2 ceiling lights, radiator with decorative cover. Loft access - partially boarded fitted with loft ladder & light. Full height door to airing cupboard, shelved & fitted with tubular heater. Doors leading to:

### PRINCIPAL BEDROOM

13'8" x 11'1"

Dual aspect wooden double glazed sash windows fitted with rail and curtains. Hammonds built-in 4-door wardrobe fitted with shelf, rail, tie rack, 4 drawers and full length mirror. Matching 3-drawer chest of drawers, two 3-drawer bedside cabinets & Super King size headboard ( bedroom furniture included within the sale apart from the bed base & mattress). Carpet, two ceiling lights, radiator, TV aerial. Archway opening into Dressing Room:





#### DRESSING ROOM

Wooden double glazed sash window to side aspect fitted with rail and curtains. Built-in 4-door wardrobes, fitted with shelf and rail. Carpet, inset ceiling spot lights. Door leading to:

#### EN-SUITE SHOWER ROOM

7'4" x 5'5"

Wooden double glazed privacy sash window to rear aspect fitted with venetian blind. White suite comprising: wc, wall mounted wash hand basin, fully tiled large shower cubicle with wall mounted shower and glass sliding door. Ceramic tiled flooring, half tiled walls, inset ceiling spot lights, radiator, shaver point, extractor.

#### BEDROOM 2

13'5" x 11'1"

Wooden double glazed sash bay window to front aspect, fitted with Roman blind, rail and curtains. Carpet, ceiling light, radiator.

#### BEDROOM 3

14'4" x 10'9"

Wooden double glazed sash bay window to front aspect, fitted with a pelmet, rail and curtains. Carpet, 2 ceiling lights, radiator.

#### BEDROOM 4

10'9" x 7'10"

Wooden double glazed sash window to rear aspect. Carpet, ceiling light, radiator with decorative cover.

#### BATHROOM

Wooden double glazed privacy sash window to side aspect, fitted with Roman blind. White suite comprising: panelled bath fitted with hand held shower, wc, pedestal wash hand basin. Fully tiled shower cubicle, fitted with wall mounted shower & glass screen. Half tiled, ceramic tiled flooring, inset spot ceiling lights, chrome heated towel rail. Tall mirrored wall mounted storage unit.

#### EXTERNAL

##### FRONT & SIDE GARDEN

Curved feature low level wall with iron railings to perimeter with paved pathway and low level hedge. Pillar gated entrance leading to the front door with garden area to both sides.

##### REAR GARDEN

Large secluded garden with fence and wall/trellis perimeter, mainly laid to lawn with circular entertaining patio area, raised decking area, small astroturf lawn area. External light and tap. Personal door to double garage.

##### DOUBLE GARAGE & DRIVEWAY

Private gated access to block paved driveway with parking for 6 vehicles, plus one outside the gated area. Double garage with two up and over doors, fitted with power, light and large fully boarded eave storage area with outside movement activated lights.

##### ADDITIONAL PROPERTY INFORMATION

Freehold

Council Tax: Band F

EPC: Rating D

Service Charge: £334 50 per annum

Traditional brick and block construction

Mains utilities: gas/water/electric

##### 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.





Fairfield Park Lower School is located within Fairfield Park with Ofsted rated as outstanding, also locally is 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.

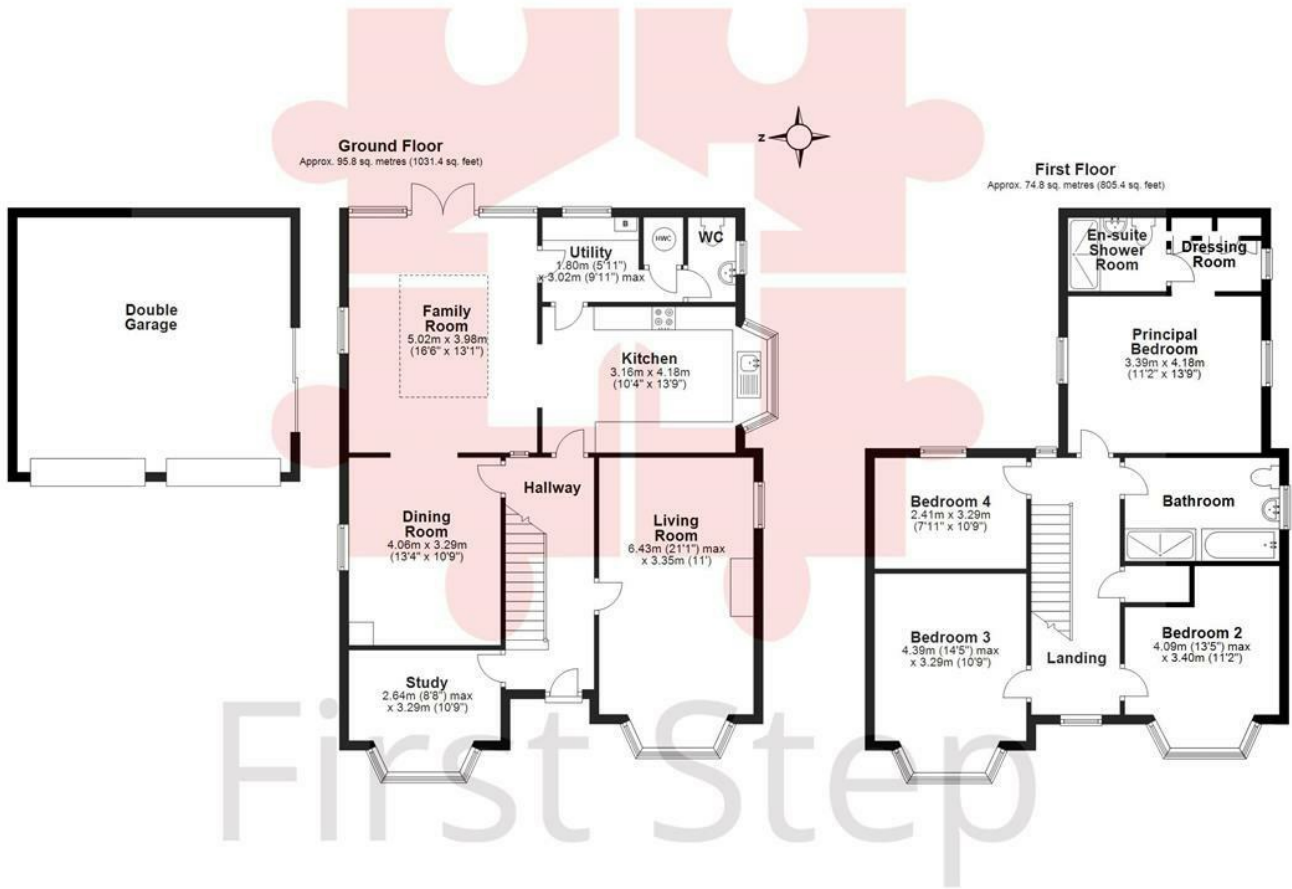
#### AGENTS NOTE

The particulars set out above only offers guidance to the property we are selling and does not constitute or form any part of a contract. Any services, equipment, fittings or central heating systems have not been tested and no guarantee is given to their working state. All measurements are approximate, no items should be ordered without specifically being measured first.







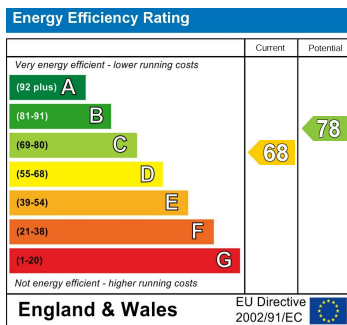


Total area: approx. 170.6 sq. metres (1836.8 sq. feet)

Council Tax Band

**F**

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.



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