

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**16 Brunel Walk, Fairfield, Hitchin, Herts, SG5 4GE**

**Price Guide**

**£675,000**



First Step



# 5 Bedroom House - Semi-Detached located in Fairfield, Hitchin

LARGE WELL BALANCED HOME... Peaceful WALK-WAY location... LUXURY top floor suite... Dressing Room... GOOD SIZED WEST facing garden... 4 DOUBLE bedrooms plus Bedroom 5/office... EXTERNAL OFFICE/GYM... GARAGE Plus Parking for 2 CARS... EV charging point...

BEAUTIFULLY PRESENTED...

LOCATED ON PEACEFUL WALK-WAY...

LARGE 5 BED SEMI DETACHED HOME...

LUXURY TOP FLOOR SUITE WITH DRESSING ROOM...

GOOD SIZED GARDEN WITH EXTERNAL GARDEN ROOM/GYM/OFFICE

GARAGE PLUS PARKING FOR 2 CARS...

On the ground floor is the large entertaining kitchen/diner, lounge & cloakroom.

The first floor comprises of: 3 double bedrooms plus bedroom 5/office and a family bathroom.

On the top floor is the Principal Bedroom, dressing room/study & en-suite shower room.

Externally is a good sized private rear garden housing office/gym, garage plus parking for 2 cars & electric car charger.

## GROUND FLOOR

### Entrance Hallway

Composite door leading into entrance hallway. Laminate flooring. Built-in bespoke under stair storage. Door to shelved storage cupboard. Stairs to first floor with doors leading to:

### Lounge

22'1" x 11'2"

Double glazed window to front aspect with French doors leading to garden. Laminate flooring, TV point, 4 wall mounted speakers.

### Kitchen/Dining Room

22'1" x 12'10"

Dual aspect double glazed windows to rear & front aspect fitted with

roller blinds & half glazed door fitted with cat flap to side aspect. White gloss kitchen fitted with wall & base units & granite work surface. Integral eyeliner single oven & microwave with 4 ring gas hob & extractor, integral dishwasher. Space for washing machine & American style fridge freezer. Ideal boiler. Ceramic tiled flooring.

### Cloakroom

Double glazed window to rear aspect. White suite comprising: wc, pedestal wash hand basin. Laminate flooring.

## FIRST FLOOR

### Landing 1

Door to shelved airing cupboard housing water tank. Doors leading to:

### Bedroom 2

13'3" x 10'4"

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

### Bedroom 3

11'4" x 10'9"

Double glazed window to front aspect fitted with Roman blind. Two built in wardrobes. Carpet.

### Bedroom 4

11'4" x 8'11"

Double glazed window to rear aspect fitted with Roman blind. Laminate flooring.

### Bedroom 5

8'7" x 8'7"

Double glazed window to rear aspect fitted with venetian & Roman blind. Laminate flooring.

### Bathroom

Double glazed privacy window to rear aspect. White suite comprising: fully tiled panelled bath fitted with wall mounted shower, curtain & rail, wc, pedestal wash hand basin. 2 wall mounted mirrored storage cabinets. Vinyl flooring, white heated towel rail.

## SECOND FLOOR



#### Landing 2

Double glazed window to front aspect fitted with wooden shutters. Carpet. Feature glass balustrade leading to:

#### Principal Bedroom

13'5" x 13'0"

Two oversized Velux windows to rear aspect plus Velux to front aspect. Carpet. 3 x doors to eave storage areas. Carpet. Sliding door leading to:

#### Dressing Area

13'0" x 8'7"

Velux window to front aspect. White wooden built-in 3 sliding door wardrobe plus matching vanity unit fitted with base storage & 2 tall mirrored storage units. Opening leading to:

#### En-suite Shower Room

Oversized Velux window to rear aspect. Large fully tiled walk-in shower fitted with Aqualisa wall mounted shower, concealed cistern wc, vanity unit fitted with wash hand basin. Ceramic tiled flooring, chrome heated towel rail, eave storage area, wall mounted mirrored cabinet.

#### EXTERNAL

##### Front Aspect

Black wrought iron fence to perimeter with gated access leading to front door with garden areas to either side. Gated access leading to front aspect.

##### Rear Aspect

Large rear garden with paved patio leading to astroturf garden area.

Steps leading down to garden room with raised borders laid to established shrubs & rear gated access leading to garage & parking.

#### Garden Room/External Office/Gym

9'1" x 9'1"

Detached wooden building with French doors to front aspect, laminate flooring, fitted with power & light.

#### Garage & Parking

Electronic gated parking area leading to garage with up & over door. Parking space in front of garage and 1 space adjacent to rear gate fitted with electric car charger (included within the sale).

#### Additional Material information

EPC: Rating Rating C

Council Tax: Band E

Freehold

Service Charge: Scanlans £120 every 6 months

Gated Parking Service Charge: £180 per year

Mains electric, gas and water

Traditional brick construction

Full Gas Central Heating

Electric Car Charger

Garage is Leasehold

Gated Parking Area

#### 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. Fairfield Park offers fantastic walks around both the Green and Blue lagoons, as well as the established parkland.

There is a lower school on the park which has been rated as outstanding along with many nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Community College.

Fairfield Park is centrally located to all major link roads to the A1 and M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Arlesey Railway Station are approximately 35-40mins.

On the park itself there is a Tesco's convenience store, Bannatyne's Gym and Spa, Eden hair salon along with Fairfield Park Cricket & Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

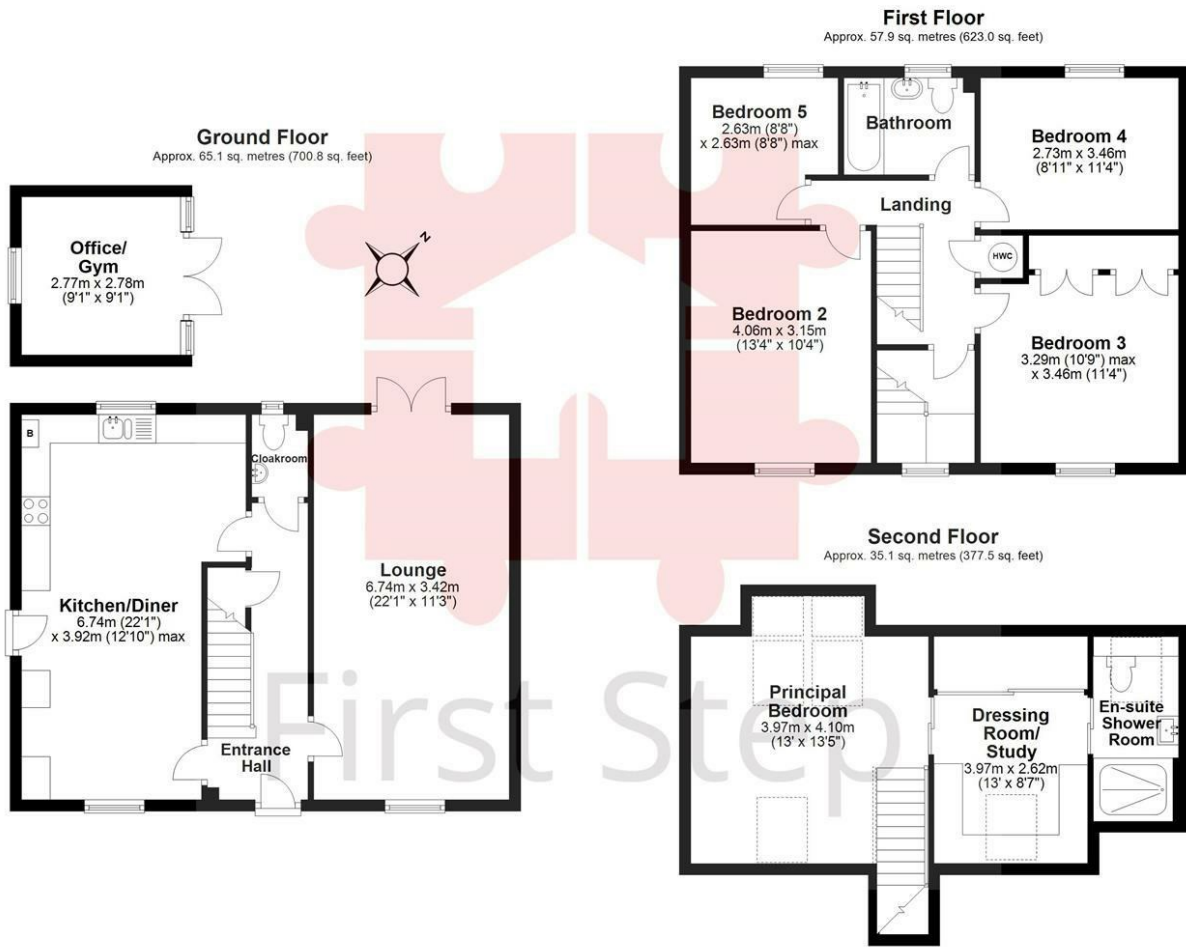
#### Agents Note

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





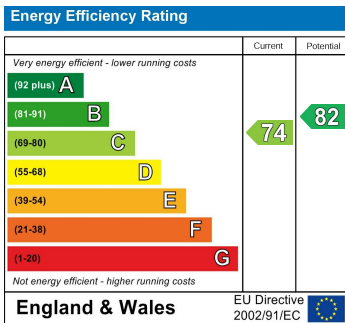


Total area: approx. 158.0 sq. metres (1701.2 sq. feet)

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**