

FREEHOLD



House - Detached (EPC Rating: C)

**41 Hardy Way, Fairfield, Hitchin, Herts, SG5
4GL**

Price Guide

£975,000



First Step



4 Bedroom House - Detached located in Fairfield, Hitchin

Welcome to this exquisite luxury home located on Hardy Way perfectly situated on the sought after parish of Fairfield. This stunning detached house boasts over two thousand sq ft of living space (plus double garage), perfect for a growing family.

As you step inside, you are greeted by four reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The property features four spacious bedrooms, the principal bedroom with ample built in storage and en-suite plus a well-appointed family bathroom.

Built in 2010, this property exudes elegance and style. Situated on a corner plot, you'll enjoy the luxury of unspoiled views and green space from every aspect, giving the feeling of space and tranquillity.

One of the standout features of this home is the flexibility of the outside space with the all-year-round entertaining area, perfect for hosting gatherings or simply unwinding after a long day. With parking space for up to five vehicles, there will always be ample parking for you and your family and friends.

Contact us today to arrange a viewing and experience the peaceful location and beauty that this property has to offer.

GROUND FLOOR

Entrance Hallway

Door leading into large entrance hallway. Door leading to large under stairs storage cupboard fitted with light. Alarm panel. Real wood flooring. Doors leading to

Lounge

24'11" x 10'11"

Dual aspect, double glazed bay window to front aspect fitted with wooden shutters with French doors leading to rear aspect. Feature fireplace fitted with gas fire. Real wood flooring, TV point.

Family Room

14'5" x 11'11"

Double glazed bay window to front aspect, fitted with wooden shutters. Real wood flooring, TV point.

Study

8'2" x 7'11"

Double glazed window to side aspect, fitted with roller blind. Built-in floor to ceiling wooden shelving. Real wood flooring.

Dining Area

18'0" x 11'9"

Double glazed window to side aspect fitted with roller blind. French doors leading to side aspect. TV point Door leading to utility room with opening leading to:

Kitchen

12'10" x 10'5"

Dual aspect double glazed windows to rear and side aspects fitted with roller blinds. Cream Shaker style kitchen fitted with wall & base units incorporating tall pull out storage cupboard fitted with granite work surface. Stainless steel sink fitted with water softener. Double Range oven fitted with 7 ring gas hob & extractor. Integrated dishwasher and upright fridge freezer. Porcelain tiled flooring.

Utility Room

Double glazed window to side aspect fitted with roller blind. Matching base units comprising sink fitted with complementary work surface. Potterton boiler housed in matching wall unit. Space for washing machine & tumble dryer.

Cloakroom

White suite comprising: pedestal wash hand basin, push button wc. Half tiled walls and real wood flooring.

FIRST FLOOR

Landing

Triple sided galleried landing area. Full height double doors opening to airing cupboard, hanging rail & storage space, housing Megaflow water tank. Doors leading to:

Principal Bedroom

18'0" x 12'8" (into wardrobe)

Dual aspect double glazed window to rear aspect and two double glazed windows to side aspect all fitted with Roman blinds. Built-in 7 door panelled wardrobe, fitted with shelves, rails, trouser hangers. Carpet. TV point. Door leading to:

En-suite Shower Room

Double glazed privacy window to side aspect. White suite comprising: fully tiled shower cubicle fitted with storage shelf and wall mounted shower with glass door, wall mounted wash hand basin, push button wc. Three mirrored wall cabinets, white heated towel rail, shaver point, robe hook, toilet roll holder. Wood effect ceramic tiled flooring.

Bedroom 2

15'7" x 12'3"

Bay window to front aspect fitted with Roman blind. Built-in 2 door wardrobe fitted with shelves and rail. TV point.

Bedroom 3

13'10" x 11'0"

Bay window to front aspect fitted with window seat. Carpet. TV point.



Bedroom 4

11'3" x 10'5"

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

Bathroom

Double glazed privacy window to front aspect. White suite comprising: fully tiled panelled bath fitted with wall mounted shower & glass screen, wall mounted wash hand basin, push button wc. White heated towel rail. Wood effect ceramic tiled flooring.

EXTERNAL

Front Aspect

Wrought iron fence with low level box hedging to perimeter with gated access, turfed garden areas to either side with established planting with ceramic tiled pathway leading to front door.

Rear Aspect

Secluded west facing rear garden with a decked seating area covered with a glazed veranda, accessed from the lounge and dining area, leading to a large entertaining patio area housing raised planters, with contemporary hardwood fencing.. Low level gated access to steps leading down to a circular lawn area with established fruit trees, Acers and shrubs to borders plus a further raised wooden seating area . Outside lighting, external taps & power, Garden partially walled and fenced. Personal door leading to double garage with personal gated access leading to driveway.

Double Garage & Driveway

17'9" x 17'1"

Gated driveway with parking for 4-5 vehicles. Double garage with remote controlled electric up & over door, fitted with power, light & eave storage.

Additional Material Information

EPC: Rating C

Council Tax: Band G

Service charge: £181.58 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.

Fairfield Park Lower School is located within Fairfield Park, 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



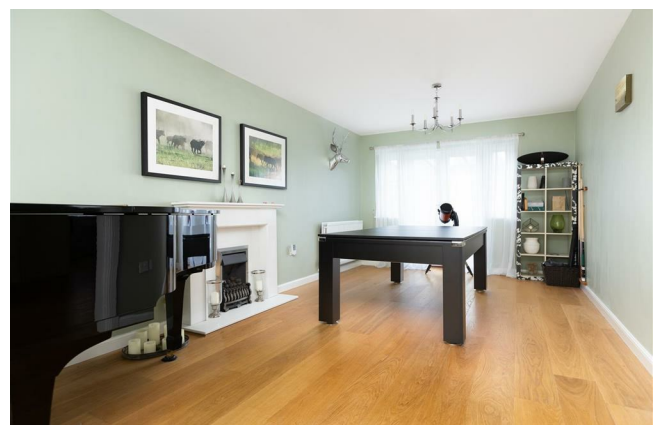
Gym and Day Spa, Eden Hair & Beauty Salon along with Fairfield Park Cricket Club, Bowls Club & Community Hall offering meeting facilities, a range of classes or perfect for hiring for private events. There are many secure play parks for children of all ages along with speed restricted tree lined roads 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

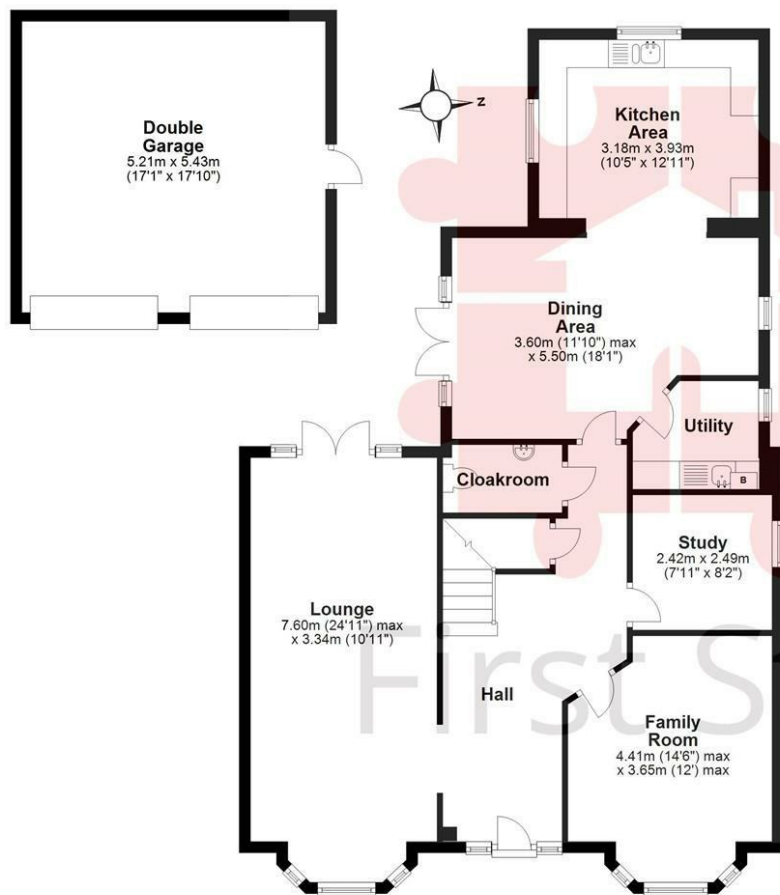
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These details are to be used as a guide only and their accuracy is therefore not guaranteed.

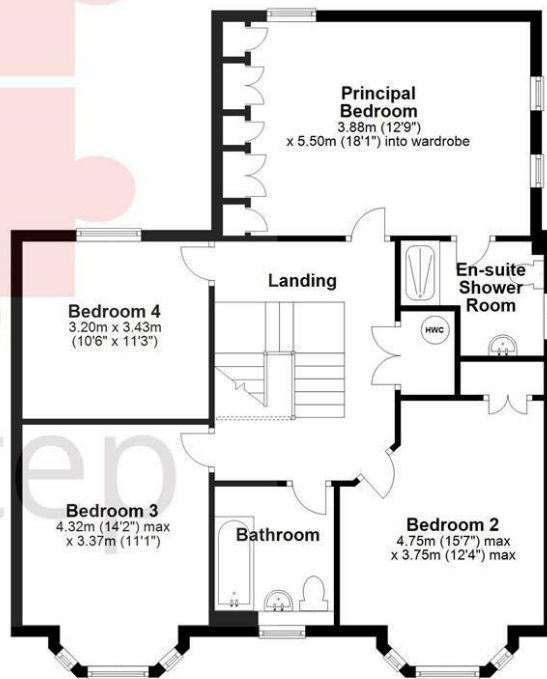




Ground Floor
Approx. 102.3 sq. metres (1101.0 sq. feet)



First Floor
Approx. 89.1 sq. metres (959.0 sq. feet)

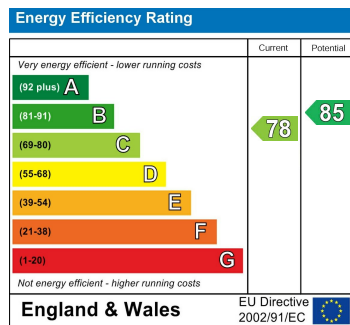


Total area: approx. 191.4 sq. metres (2060.0 sq. feet)

Council Tax Band

G

Energy Performance Graph



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First Step