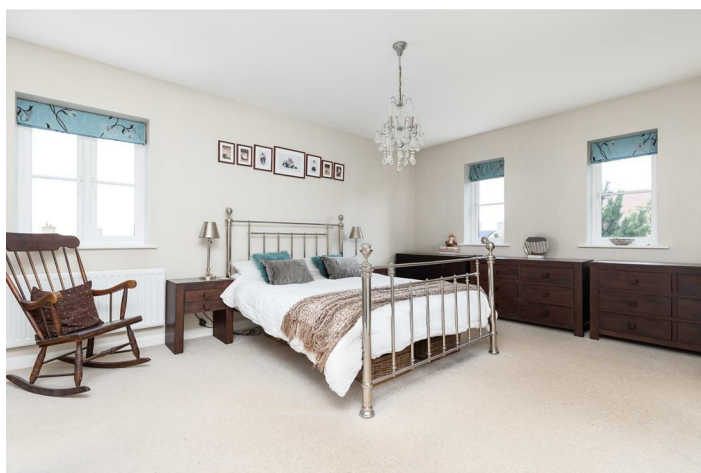


FREEHOLD



House - Detached (EPC Rating: C)

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

Price Guide

£900,000



First Step



4



2



4



C

4 Bedroom House - Detached located in Fairfield, Hitchin

Welcome to this exquisite luxury home located on Hardy Way, a quiet no-through road in the sought after village of Fairfield. Built in 2010 this is the first time it has come up for sale since then. This property exudes elegance and style, and its corner plot location offers the luxury of unspoiled views and green space from every aspect.

Internally, this stunning double-fronted detached house boasts over 2000 sq ft of well-balanced living space. There are 4 reception rooms on the ground floor, while upstairs the 4 spacious double bedrooms and well-appointed family bathroom are all accessed from the galleried first floor landing.

But it is the setting that really makes this house special. Located on an elevated plot in the less densely populated northwest corner of the village, the house is surrounded by open green space on three sides, with the historic west orchard to the front.

The secluded, partially walled garden faces west and is fairly open to the south. One of the standout features of this home is the flexibility of the outside space – it is arranged across two levels, adding to the sense of space and privacy, and in addition to the large patio there are two separate decked seating areas, one of which is below a glass veranda.

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

EXQUISITE LUXURY HOME....read for more details

Welcome to this exquisite luxury home located on Hardy Way, a quiet no-through road in the sought after village of Fairfield. Built in 2010, this property exudes elegance and style and its corner plot location offers the luxury of unspoiled views and green space from every aspect.

Internally, this stunning double-fronted detached house boasts over 2000 sq ft of well-balanced living space, perfect for a growing family. There are 4 reception rooms on the ground floor offering ample space for entertaining guests or simply relaxing with loved ones, while upstairs 4 spacious double bedrooms (the principal of which has upgraded built-in storage and en-suite) and well-appointed family bathroom are all accessed from the galleried first floor landing.

But it is the setting that really makes this house special. Located on an elevated plot in the less densely populated northwest corner of the village, the house is surrounded by open green space on three sides, with the historic west orchard to the front, the small community garden of Franklin Place to the side, and views across fields to Arlesey from the back of the house. The open aspect allows sunlight to stream into the east-facing front bay windows in the mornings, and into the west-facing rear windows in the evenings, creating bright and airy interior spaces.

The secluded, partially walled garden faces west and is fairly open to the south, which means there is always somewhere sunny to sit, from early in the morning right up until the sun dips below the horizon in the evening. One of the standout features of this home is the flexibility of the outside space – it is arranged across two levels, adding to the sense of space and privacy, and in addition to the large patio there are two separate decked seating areas, one of which is below a glass veranda roof for added protection from the elements. There are also raised beds tucked away to one side which the current owner uses for growing herbs and salad vegetables, and mature fruit trees and shrubs surrounding a small lawned area below. The perfect place for hosting gatherings or simply unwinding after a long day, soaking up a sunset from the decked area right outside the back door.

There is off-street parking for up to five vehicles on the driveway, plus a double garage, and in this part of Fairfield there is always further space for parking on the road if needed.

This is not the biggest house in Fairfield, but the combination of its location, aspect and outlook makes it one of the most desirable, and there is plenty of scope to add more space if required. Before reaching the difficult decision to move away from Fairfield, the current owners worked with a local architect to identify clever ways to extend the living and bedroom space without encroaching on the garden, and they are happy to share the plans with any interested buyer.

Fairfield Park began life in the early 2000s as an award-winning housing development centred around the historic Fairfield Hall (now apartments), with well-designed modern houses built to complement the Grade II listed Victorian building. It has had its own parish council since 2013 and is now very much a village in its own right, with a lower school, community hall, shops, beauty salon, licensed bar/restaurant and further community cafe, gym and spa, cricket pitch, tennis court and bowling green plus other green spaces and children's playgrounds, and a host of community clubs,

activities and events. Footpaths and bridleways surround Fairfield, providing easy countryside walks from the doorstep as well as links to other local towns and villages, and there is a huge variety of leisure activities on offer locally.

This particular house was built in 2010 and this is the first time it has come up for sale since then. 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. 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

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.

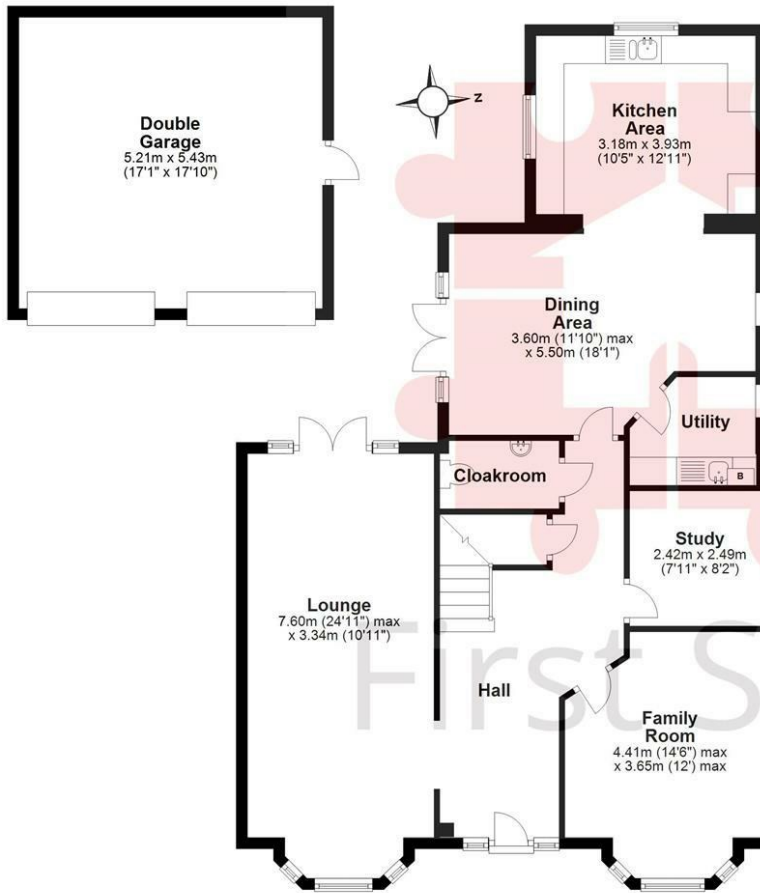
These details are to be used as a guide only and their accuracy is therefore not guaranteed.





Ground Floor

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



First Floor

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

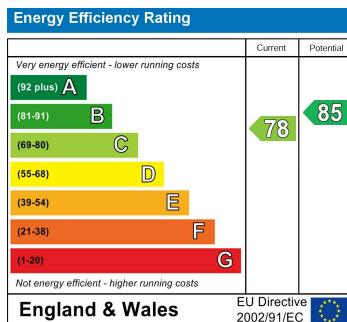


Total area: approx. 191.4 sq. metres (2060.0 sq. feet)

Council Tax Band

G

Energy Performance Graph



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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