

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**55 Hardy Way, Fairfield, Hitchin, Hertfordshire,
SG5 4GL**

Price Guide

£599,995



First Step



4



2



2



C

4 Bedroom House - Semi-Detached located in Hitchin

Situated in a tranquil location on the sought after Fairfield Park, this charming semi-detached house offers a peaceful retreat with countryside views to the front and rear.

This delightful property boasts 4 double bedrooms, 2 bathrooms, including an en-suite with the master bedroom with the addition of a dressing room.

With a generous 1,497 sq ft of living space, this property offers a perfect blend of comfort and style. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere throughout.

This large family home boasts almost 1500 sq ft of spacious living accommodation.

The ground floor consists of a dual aspect lounge/sun room, an entertaining kitchen/dining/family room, a utility room and cloakroom.

On the first floor are 4 double bedrooms, Bedroom 1 with dressing area and upgraded en-suite plus a Jack and Jill family bathroom.

The property benefits from lovely views at the front and the rear and has a west facing garden leading to the garage and driveway parking.

GROUND FLOOR

Entrance Hallway

Door to front aspect. Laminate flooring, radiator with decorative cover. Staircase to first floor. Doors leading to:

Lounge/Sun Room

23'7" x 11'4"

Window to front aspect and French Doors and adjoining windows to rear aspect. Sun roof at rear fitted with blinds. Glass fronted inset feature electric fire, bespoke crafted storage shelves with matching low level storage cupboards, carpet.

Kitchen/Diner/Family Area

34'4" x 10'9"

Dual aspect windows to front and rear.

Kitchen 50.4 m x 2.63m (16'6" x 8' 7"):

Fitted with a range of wall and base units in dark blue with granite work surface, wine rack and pull out larder. Integrated dish washer and fridge/freezer, Range oven with 6 gas rings. One and a half bowl sink and drainer. Wall mounted boiler concealed in matching wall unit. Ceramic tiled flooring, tiled splash back. Opening to:

Dining/Family area 5.45m x 3.29m (17'10" x 10'10"):

Laminate flooring. Full height door to under stairs storage cupboard.

Utility Room:

Door to side aspect. Matching base units in navy with black work surface with 2 spaces and plumbing for washing machine and tumble dryer. Additional separate matching navy 2 door larder style cupboard fitted with shelves. Continuation of ceramic tiled flooring. Door leading to:

Cloakroom

Window to rear aspect. White suite comprising: push button wc and corner pedestal wash hand basin. Chrome heated towel rail, continuation of ceramic tiled flooring.

FIRST FLOOR

Landing

Window to side aspect. Full height door to airing cupboard housing the water tank. Loft access. Carpet. Doors leading to:

Bedroom 1 Suite

13'7" x 10'9"

Window to front aspect. Built-in 2 door wardrobes fitted with shelf and rail. Carpet. Opening leading to:

Dressing Room

Built-in 2 door wardrobe fitted with shelf and rail. Carpet. Door leading to:

Bedroom 1 En-suite

Window to front aspect. White suite comprising: flush wc, pedestal wash hand basin, large fully tiled shower with wall mounted shower and glass screen. Chrome heated towel rail, shaver point, tiled storage shelf, ceramic tiled flooring.

Bedroom 2

47'6" x 9'3"

2 windows to rear aspect. Built-in 4 door wardrobe fitted with shelf and rail. Door leading to Jack and Jill bathroom.



Bedroom 3

14'10" x 8'8"

Window to front aspect. Built-in 2 door wardrobe fitted with shelf and rail. Carpet.

Bedroom 4

8'11" x 7'10"

Window to rear aspect. Carpet.

Jack and Jill Bathroom

White suite comprising: push button wc, wall mounted wash hand basin, fully tiled panelled bath with wall mounted shower and glass screen.

EXTERNAL

Front Garden

Low level railings to front perimeter with gated access and paved pathway to front door. Laid to decorative stones, established shrubs. External light.

Rear Garden

Fence perimeter with rear gated access to garage and driveway parking. Mainly laid to lawn with entertaining patio and decking area. Wall mounted sun awning. External tap, light and power.

Garage and Parking

Detached garage with up and over door, fitted with light, power and has eave storage. Driveway parking space for 1 vehicle.

Additional Property Information

Freehold

EPC Rating: C

Council tax Band: E

Service Charge: £139.67 every 6 months

Mains utilities

Traditional brick and block build

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



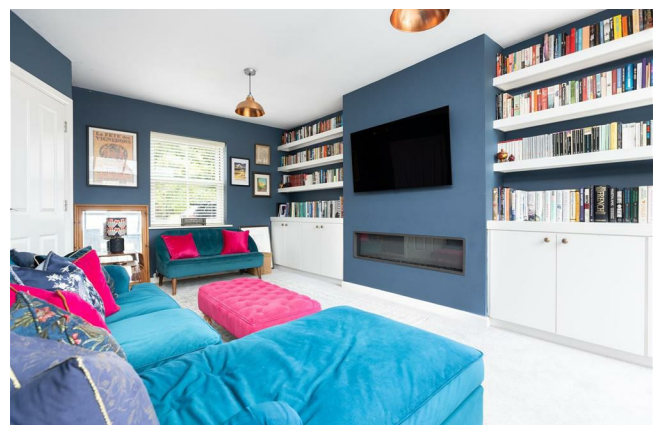
safety.

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

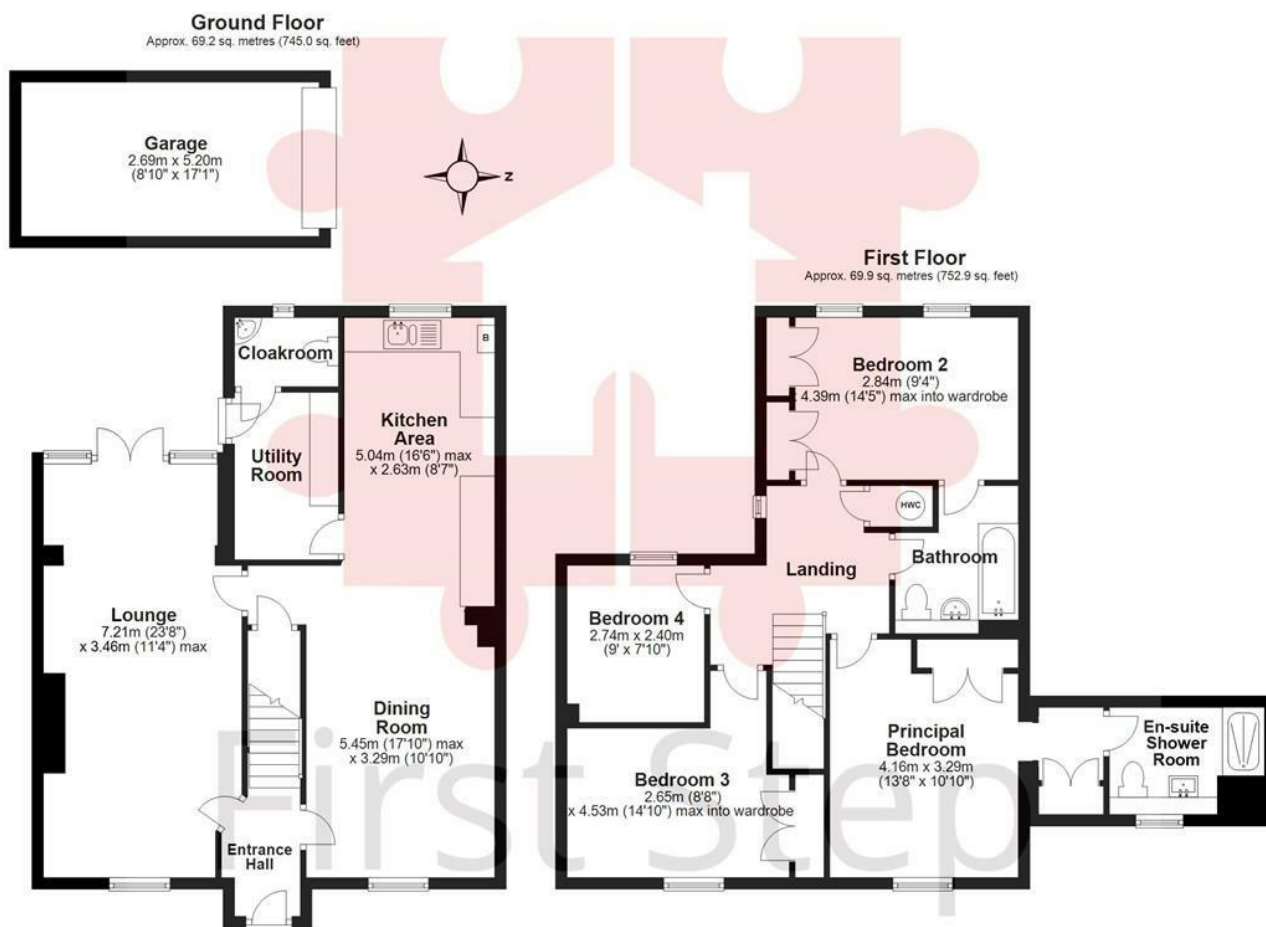
Agents Note

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.





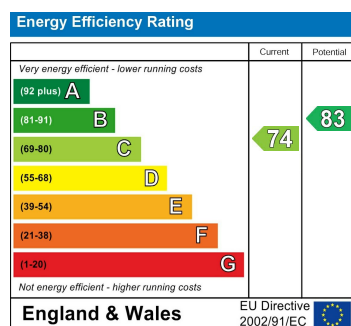


Total area: approx. 139.2 sq. metres (1497.9 sq. feet)

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