

FREEHOLD



House - Detached (EPC Rating: B)

23 Bessemer Fields, Fairfield, Herts, SG5 4TT

Price Guide

£1,250,000



First Step



5



3



3



B

5 Bedroom House - Detached located in Fairfield

CHAIN FREE... This impressive detached house offers a perfect blend of space and comfort, ideal for family living. With five generously sized bedrooms, this property provides ample room for both relaxation and privacy. Personally upgraded throughout to a very high specification and with quality finishes this home stands apart from others.

The heart of the home features a stunning kitchen/dining/family room with large full width bi-fold doors perfect for "indoor/outdoor" entertaining or enjoying quiet evenings with family. The layout is designed to maximise natural light, creating a warm and welcoming atmosphere throughout.

Set in a modern boutique development, this property benefits from contemporary design and construction standards. The property is complemented by being on a spacious plot backing onto established trees whilst still enjoying a south facing aspect.

Bessemer Fields is known for its friendly community and convenient access to local amenities, making it an excellent choice for families and professionals alike. This home is not just a place to live; it is a sanctuary where cherished memories can be made.

If you are seeking a spacious and well-located family home, this property in Fairfield is certainly worth considering.

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Under stairs cupboard housing underfloor heating, Karndean flooring. Doors leading to:

Kitchen/Family/Dining Room

30'6" x 18'8"

Dual aspect bi-fold doors to rear. A range of Shaker style light grey wall and base units, with quartz work surfaces and up stand with tiled splash back. Free standing island with dark blue base units, oak breakfast bar with bar stool seating, housing the induction hob and ceiling extractor. Integrated full height upright fridge and dishwasher, two double ovens (4), double inset butler sink, under plinth lighting, continuation of underfloor heating and Karndean flooring. Door leading to:

Laundry/Utility Room

10'5" x 7'10"

Window and door to rear aspect. Wide tongue and groove wood paneling. Matching Shaker style light grey units with quartz work surface and up stand with tiled splash back. Full height integrated upright freezer, 2 spaces for freestanding washing machine and tumble dryer. Boiler concealed in matching wall unit, double butler sink. Continuation of underfloor heating and Karndean flooring.

Living Room

18'8" x 15'5"

Windows to front aspect, continuation of underfloor heating and Karndean flooring.

Cloakroom

6'10" x 3'7"

White suite comprising: concealed push button WC, pedestal wash hand basin. Wide tongue and groove wood with recessed storage shelves. Continuation of underfloor heating and Karndean flooring.

Family Room/ Study

9'10" x 8'10"

Window to front aspect, continuation of underfloor heating and Karndean flooring.

First Floor

Landing

Full height picture window to side aspect. Wooden bannisters. Loft access: partially boarded with ladder and light, Full height door to airing cupboard housing water tank. Carpet.

Bedroom 1

19'0" x 13'5"

Full height picture windows to rear aspect. Feature wood paneling to lower half of walls, carpet. Opening leading to:

Dressing Room

10'5" x 7'2"

Range of bespoke built in cupboards (10 full height doors and 6 drawers) with matching free standing storage island fitted with 6 drawers. Carpet. Door leading to:

Bedroom 1 En-Suite

10'5" x 6'2"

Velux window to rear aspect. White suite comprising: Large free standing shower, push button WC, wall mounted wash hand basin, heated towel rail and shaver point.

Bedroom 2

12'5" x 12'1"

Window to rear aspect, Bespoke built 3 door fitted wardrobe fitted with shelves, rail and drawers. Carpet. Door leading to:

Bedroom 2 En-Suite

8'2" x 5'10"

Window to rear aspect. White suite comprising: concealed push button WC, hand painted oak vanity wash hand basin stand with quartz work surface and up stand. Large fully tiled shower with recessed storage shelf and glass door. Wide tongue and groove wood paneling walls, shaver point, heated towel rail, herringbone ceramic tiled flooring.



Bedroom 3

12'5" x 11'1"

Window to front aspect, carpet.

Bedroom 4

11'1" x 10'2"

Window to front aspect, carpet.

Bedroom 5

10'2" x 8'2"

Window to front aspect, Karndean flooring

Bathroom

8'2" x 6'10"

White suite comprising: free standing roll top cast iron bath with hand held shower, concealed push button WC, oak vanity wash hand basin stand with quartz work surface and up stand, heated towel rail, shaver point, ceramic tiled flooring.

EXTERNAL

Front garden

Paved pathway, small lawn area with established shrubs. external light, side gated access.

Rear garden

South facing garden with fence perimeter backing onto established trees. Entertaining patio, turfed garden with inset trampoline. Shallow steps up to raised stoned entertaining area

with paved pathway leading to raised established planters. External light, tap and power.

Garage/Driveway

Double garage with electric up and over door, fitted with light and power. Block paved driveway parking for 2 cars.

Additional Property Information

Freehold

EPC: B

Council Tax: G

Service charge: £tbc

SOLAR PANELS

Mains utilities

Traditional brick and block 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 and Beauty Salon along with Fairfield Park Cricket Club, Bowls Club and Community Hall offering meetings 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 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 and St Pancras via Letchworth and Arlesey are circa 30-40 minutes.

Agents Note

The apartments, 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

Kitchen/Family/Dining:	9.3m x 5.7m	30'6" x 18'9.5"
Living:	4.7m x 5.7m	15'4.5" x 18'7"
Family/Study:	2.7m x 3.0m	8'9" x 10'0"
Laundry:	3.2m x 2.4m	10'5" x 7'9"

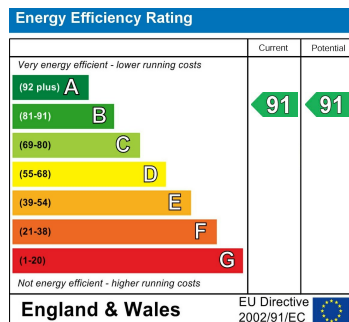
FIRST FLOOR

Bedroom 1:	4.1m x 5.8m	13'6.5" x 18'10.5"
Ensuite 1:	3.2m x 1.9m	10'7.5" x 6'4"
Dressing:	3.2m x 2.2m	10'7.5" x 7'2"
Bedroom 2:	3.7m x 3.8m	12'2" x 12'7.5"
Ensuite 2:	1.8m x 2.5m	6'0.5" x 8'4"
Bedroom 3:	3.8m x 3.4m	12'5.5" x 11'2.5"
Bedroom 4:	3.1m x 3.4m	10'1" x 11'0.5"
Bedroom 5:	2.5m x 3.1m	8'3" x 10'4"
Bathroom:	2.5m x 2.1m	8'2.5" x 7'0.5"

Council Tax Band

G

Energy Performance Graph



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