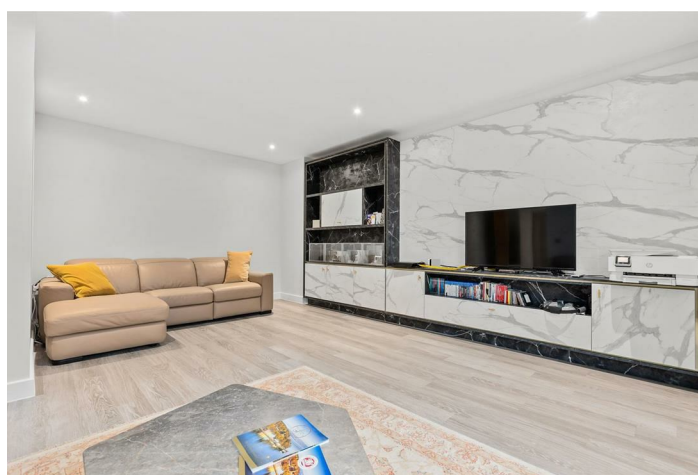


FREEHOLD



House - Detached (EPC Rating: B)

9 Bessemer Fields, Fairfield, Herts, SG5 4TT

Offers Over

£995,000



First Step



5



2



2



B

5 Bedroom House - Detached located in Fairfield

CHAIN FREE!!! Impressive DETACHED family home.... 5 DOUBLE bedrooms... 2 EN-SUITES... Stunning KITCHEN/DINING/FAMILY Room with BIFOLD DOORS and ENTERTAINING ISLAND... Good sized SOUTH FACING GARDEN... Driveway PARKING FOR 2-3 cars... SOLAR PANELS...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Under stairs cupboard housing the underfloor heating controls. Karndean flooring. Stairs to first floor. Doors leading to:

Sitting Room

17'1" x 15'3"

Window to front aspect. Bespoke full wall marble effect media unit with storage, continuation of underfloor heating and Karndean flooring.

Study

9'9" x 8'5"

Window with wooden shutters to front aspect, Bespoke L-shaped wooden storage unit with glass display units, shelves, cupboards and drawers, continuation of underfloor heating and Karndean flooring.

Kitchen/Dining/Family Room

30'2" x 17'5"

Two sets of dual aspect bi-fold doors to rear. A range of white high gloss wall and base units, with quartz work surfaces and up stand. Freestanding navy island housing the induction hob, ceiling extractor and wine cooler bar stool seating for four people, Integrated full height upright fridge and matching upright freezer, dishwasher, Neff double oven, one and a half bowl stainless steel sink, pull out corner carousel, under plinth lighting, continuation of underfloor heating and Karndean flooring. Door leading to:

Utility Room

10'6" x 7'6"

Window with wooden shutters and door to rear aspect. Matching white high gloss units with quartz work surface and up stand. Freestanding washing machine and tumble dryer. Single stainless steel sink. Continuation of underfloor heating and Karndean flooring. Internal door leading into garage.

Cloakroom

White suite comprising: push button WC, wall mounted wash hand basin. Tiled storage ledge, continuation of underfloor heating and Karndean flooring.

First Floor

Landing

Full height picture window to side aspect. Wooden banisters. Loft access: partially boarded with ladder and light, Full height door to airing cupboard housing water tank and boiler (serviced 27/8/25) Carpet. Doors leading to:

Bedroom 1

18'7" x 13'5"

Full height windows to rear aspect. Carpet. Opening leading to:

Dressing Room

10'6" x 7'1"

Velux window to rear. Two door built-in wardrobe fitted with shelves and rail. Carpet. Door leading to:

Bedroom 1 En-Suite

Window to side aspect. White suite comprising: Large fully tiled walk-in shower with glass screen with tiled storage ledge, push button WC, wall mounted "His & Hers" wash hand basin, two chrome heated towel rails and shaver point. Ceramic tiled flooring.

Bedroom 2

12'4" x 11'4"

Window to rear aspect, Carpet. Door leading to:

Bedroom 2 En Suite

Window to rear aspect. White suite comprising: Large fully tiled walk-in shower with tiled storage ledge and glass screen, push button WC, wall mounted wash hand basin. Shaver point, heated towel rail, ceramic tiled flooring.

Bedroom 3

12'3" x 11'0"

Window to front aspect, carpet.



Bedroom 4

9'9" x 9'0"

Window to front aspect, carpet.

Bedroom 5

9'9" x 8'2"

Window to front aspect, carpet.

Bathroom

White suite comprising: Fully tiled bath with wall mounted shower and glass screen, push button WC, wall mounted wash hand basin, 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. Entertaining patio, turfed garden. External light, tap and power.

Garage/Driveway

17'3" x 10'6"

Single garage with electric up and over door, fitted with light and power housing consumer unit. Block paved driveway parking for 2-3 cars fitted with EV charger.

Additional Property Information

Freehold

EPC: B

Council Tax: G

Service charge: TBC

Mains utilities

Traditional brick and block construction

Solar panels

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.

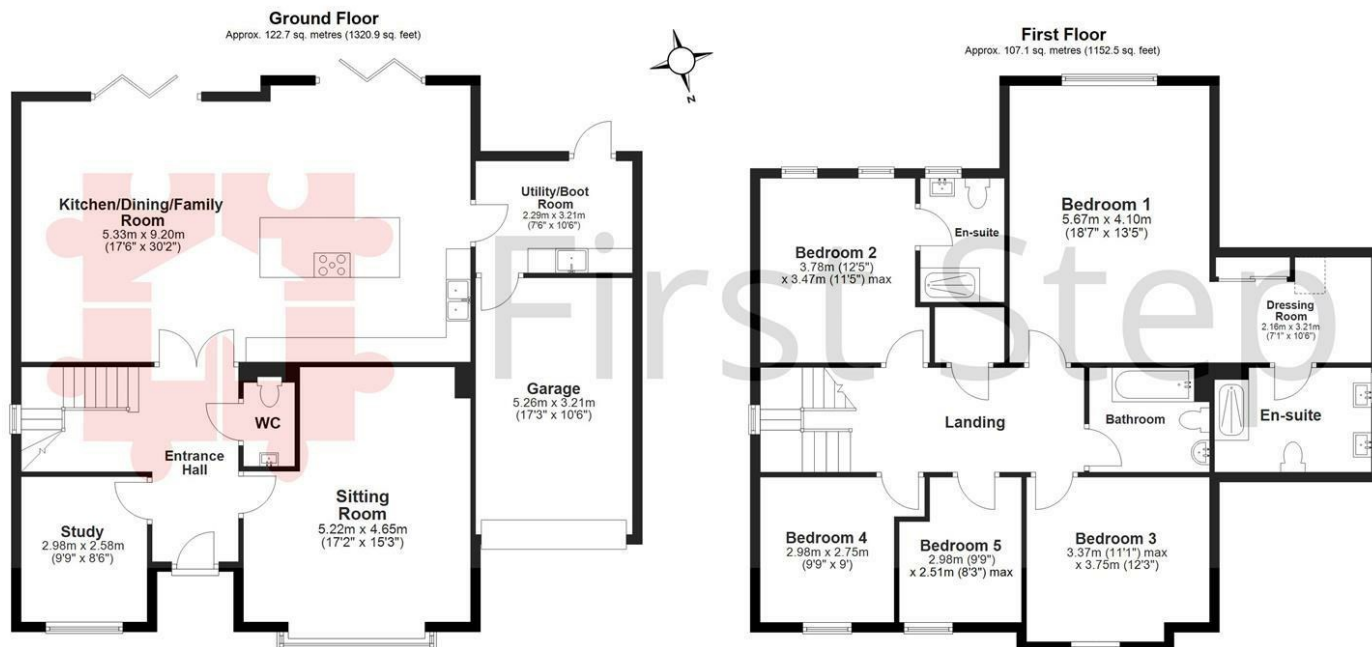
Agents Note

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.







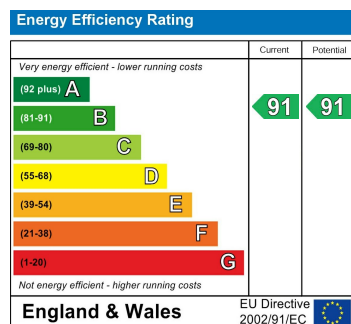
Total area: approx. 229.8 sq. metres (2473.4 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

G

Energy Performance Graph



Call us on

01462 659 730

sales@firststep.ltd

www.firststep.ltd

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