

FREEHOLD



House - Detached (EPC Rating: C)

**18 Shaftesbury Drive, Fairfield, Hitchin, Herts,  
SG5 4FS**

**Price Guide**

**£1,150,000**



First Step



5



3



3



C

# 5 Bedroom House - Detached located in Hitchin

CHAIN FREE... Nestled on the perimeter of the desirable area of Fairfield, this impressive detached house on Shaftesbury Drive offers a perfect blend of space and comfort. The property boasts an expansive 3,657 square feet of well-designed living space, making it an ideal family home.

Upon entering, you are greeted by three generous reception rooms, providing ample space for both relaxation and entertaining, along with a kitchen/breakfast room also benefiting from a utility room.

The layout is thoughtfully designed to accommodate the needs of a growing family, with five spacious bedrooms that offer a peaceful retreat at the end of the day. The property features three well-appointed bathrooms, ensuring convenience for all residents and guests.

One of the standout features of this home is the light and spacious top floor accommodation with flexibility to adapt to suit your changing needs, in addition the detached annexe is perfect for conversion to separate accommodation.

There is ample parking available for up to six vehicles, a rare find in many properties and also enhances its appeal for families with multiple cars or those who enjoy hosting visitors.

The location in Fairfield is particularly advantageous, offering a friendly community atmosphere while being conveniently close to local amenities, schools, and transport links. This property is a wonderful opportunity for those seeking a spacious and modern home in a sought-after area.

## INTERNAL

### GROUND FLOOR

#### Entrance Hallway

Door to front aspect. Full height door to understairs storage cupboard. Carpet with coir matting to front door. Staircase to first floor. Doors leading to:

#### Kitchen/Breakfast Room

26'10" x 13'7"

Two sets of French doors and window to rear aspect. A range of wall and base oak effect units with complementary work surface and tiled splash back plus a matching free standing island, fitted with glass front display cabinet, drawers and cupboards. Integrated dishwasher, upright fridge freezer, double oven & combi microwave/oven, 5 ring gas hob and extractor hood. One and a half bowl sink, water softener, under plinth lighting, ceramic tiled flooring. Door leading to:

#### Utility Room

Door to side aspect. Matching oak effect wall and base units with complementary work surface and tiled splash back. Matching cupboard housing boiler. Under counter freestanding tumble dryer and washing machine. Continuation of ceramic tiled flooring, wall mounted consumer unit.

#### Lounge

17'8" x 11'7"

French doors to rear aspect. Feature brick chimney breast with tiled hearth fitted with cast iron coal effect gas fire basket. Carpet.

#### Snug/Study

11'7" x 10'8"

Bay window to front aspect. Carpet.

#### Dining Room

16'10" x 14'3"

Dual aspect, bay window to front aspect and window to side aspect. Carpet.

#### Cloakroom

White suite comprising: Concealed push button wc, wall mounted wash hand basin with vanity unit with tiled splash back. Ceramic tiled flooring.

### FIRST FLOOR

#### Landing 1

Galleried landing with window to front aspect. Full height door to cupboard housing water tank fitted with shelves. Carpet. Doors leading to:

#### Bedroom 1

17'0" x 13'10"

Bay window to front aspect. Six door fitted wardrobe fitted with shelf and rail. Carpet. Door leading to:

#### En-Suite 1

Window to side aspect. White suite comprising: Concealed flush WC, wall mounted wash hand basin with vanity, large fully tiled shower with glass door. Half tiled walls, shaver point, carpet.

#### Bedroom 2

14'2" x 13'1"

Window to rear aspect. Four door fitted wardrobe fitted with shelf and rail. Carpet. Door leading to:

#### En-Suite 2

Window to rear aspect. White suite comprising: Concealed flush WC, wall mounted wash hand basin with vanity, single fully tiled shower with glass door. Half tiled walls, shaver point, carpet.

#### Bedroom 3

13'1" x 9'10"

Window to front aspect. Four door fitted wardrobe fitted with shelf and rail. Carpet.

#### Bedroom 4

10'11" x 10'4"

Window to rear aspect. Two door fitted wardrobe fitted with shelf and rail. Carpet.

#### Bedroom 5

12'5" x 8'6"

Window to rear aspect. Three door fitted wardrobe fitted with shelf and rail. Carpet.

#### Bathroom

Window to side aspect. White suite comprising: half tiled paneled bath with hand held shower, single fully tiled shower with glass door, concealed flush WC, wall mounted wash hand basin with vanity, shaver point, vinyl flooring.

### SECOND FLOOR

#### Landing 2

Window to front aspect. Carpet. Doors leading to:

#### Games Room

28'10" x 17'4"

Triple aspect, window to front, side and rear aspect. Eave storage. Carpet. Opening to Sitting Area.





**Sitting Area**

18'0" x 14'9"

Dual aspect windows to side and rear aspect. Eave storage. Carpet. Opening to Games Room.

**EXTERNAL**

**Front Garden**

Low level box hedge to front perimeter. Small garden area laid to lawn, paved pathway to front door. External light. Side gated access to rear garden.

**Rear Garden**

Wall and fence perimeter. Entertaining patio and lawn with established plants and shrubs. Wooden garden shed, water butts. External light, tap, rear gated access and side gated access to driveway. Personal door to detached double garage and annexe.

**Detached Double Garage with Annexe**

19'0" x 18'0"

Detached double garage fitted with electric doors, light and power. 4 parking spaces in front of garage on shingle driveway. Internal door leading to:

**Annexe Accommodation - 2 floors**

24'5" x 18'10"

Hallway with door leading to utility area, stairs case to first floor to annexe and ground floor personal door leading to rear garden.

Ground floor Utility Area: Window to rear aspect.

First floor annexe: Triple aspect windows to front, side and rear aspect.

**ADDITIONAL PROPERTY INFORMATION**

Freehold

EPC: Rating C

Council Tax: Band G

Service Charge: £500 per annum

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





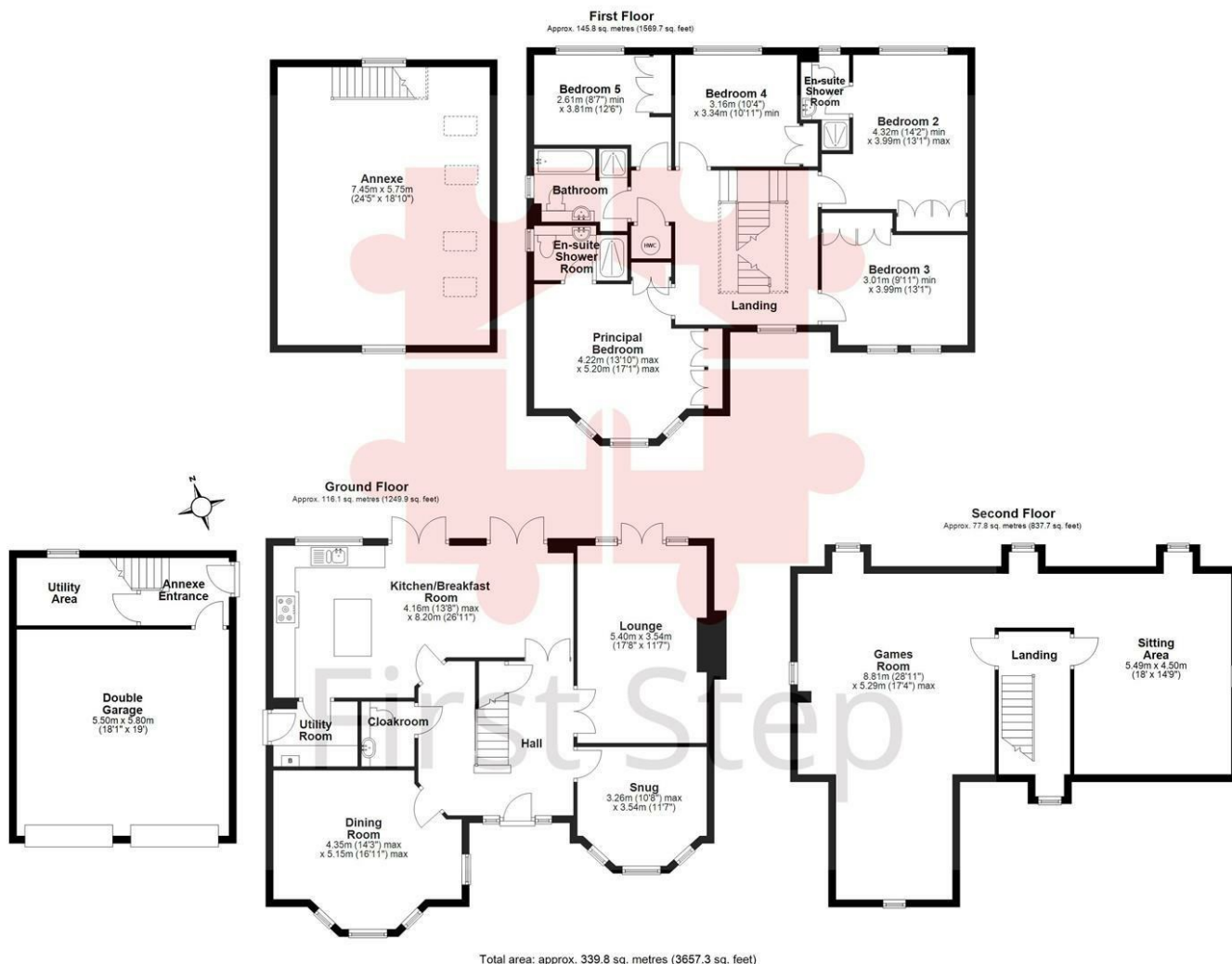
not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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





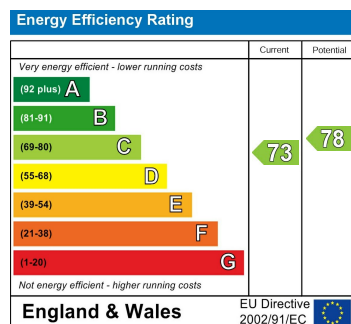




Council Tax Band

**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**