

FREEHOLD



House - Detached (EPC Rating: C)

**9 NICKLEBY WAY, FAIRFIELD, HITCHIN,  
HERTS, SG5 4FJ**

**Price Guide**

**£475,000**



First Step



3



2



2



C

# 3 Bedroom House - Detached located in Hitchin

CHAIN FREE... Detached home... EN-SUITE... Entertaining KITCHEN/DINER... Dual aspect Lounge... SECLUDED Garden... Garage & driveway parking... Separate STUDY...

## INTERNAL

### Ground Floor

#### Entrance Hallway

Door to front aspect. Wall mounted consumer unit. Under stairs storage cupboard. Laminate flooring. Staircase to first floor. Doors leading to:

#### Kitchen/Diner

19'9" x 8'9"

Window to rear aspect. Door to side aspect. Oak effect wall and base units with complementary work surface and tiled splash back. Door to full height storage cupboard. Integrated under counter fridge, single oven, 4 ring gas hob and extractor hood. Space for freestanding dishwasher, washing machine and under counter freezer. One and a half bowl sink. Ceramic tiled flooring.

#### Lounge

18'2" x 9'5"

Dual aspect, window to front aspect and French doors to rear aspect. Carpet.

#### Study

8'7" x 7'7"

Window to front aspect. Carpet.

#### Cloakroom

Window to rear aspect. White suite comprising: Push button WC, pedestal wash hand basin with tiled splash back. Continuation of laminate flooring.

### First Floor

#### Landing

Window to rear aspect. Cupboard housing boiler. Loft hatch. Carpet. Doors leading to:

#### Bedroom 1

11'3" x 11'2"

Window to front aspect. Built-in 3 sliding door wardrobe, fitted with shelf & rail. Carpet. Door leading to:

#### Bedroom 1 En-Suite

White suite comprising: Push button WC, pedestal wash hand basin, fully tiled corner shower with glass doors. Carpet.

#### Bedroom 2

11'2" x 9'7"

Window to front aspect. Carpet.

#### Bedroom 3

Window to rear aspect. Carpet.

## EXTERNAL

### Front Aspect

Railings to front aspect. Decorative pebbles, paved pathway to front door. Side gated access.

### Rear Garden

Wall and fence perimeter. External tap, side gated access. Entertaining patio, picket fence down to stoned area. Established plants and trees. Personnel door access into garage.

### Garage & Parking

20'4" x 9'3"

Single garage, fitted with up and over door, light, power and eave storage. Personnel door into garden. 1 parking space in front of garage.

## ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band D

Service Charge: TBC

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. Fairfield Park offers fantastic walks around both the Green and Blue lagoons, as well



as the established parkland.

There are two lower schools, Fairfield Park lower school & newly built Fairfield lower school, Ruskin Drive along with nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy.

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 & London St Pancras via Letchworth & Arlesey circa 38-44mins. London Stansted circa 40mins drive, London Luton Airport circa 20mins drive

On the park itself there is a Tesco's convenience store, Bannatyne's Gym and Spa, The Orchard Restaurant and Eden hair salon along with Fairfield Park Cricket & Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

#### Agents Note

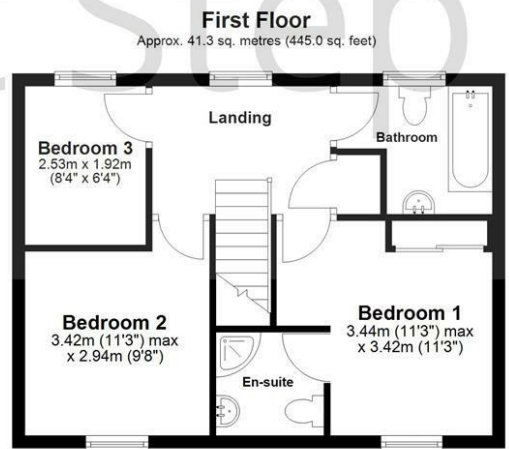
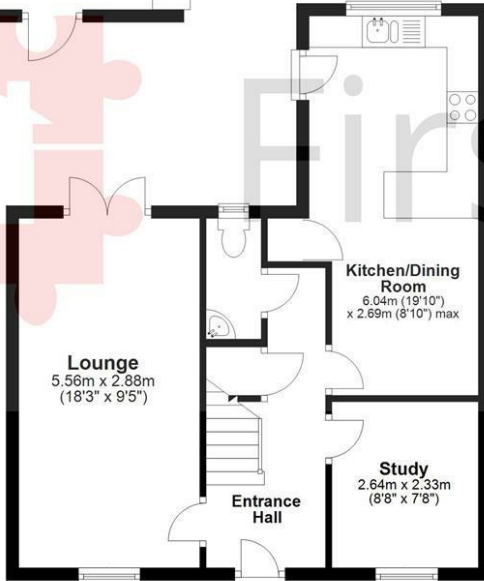
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These details are to be used as a guide only and their accuracy is therefore not guaranteed



### Ground Floor

Main area: approx. 49.3 sq. metres (530.9 sq. feet)  
Plus garages, approx. 17.6 sq. metres (189.0 sq. feet)



Main area: Approx. 90.7 sq. metres (975.9 sq. feet)

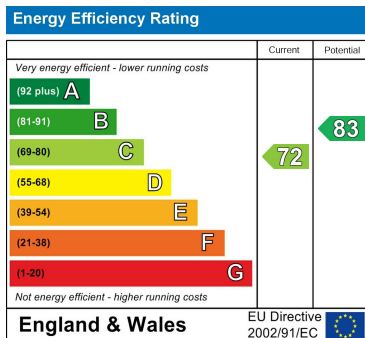
Plus garages, approx. 17.6 sq. metres (189.0 sq. feet)

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

**D**

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**