

FREEHOLD



House - Townhouse

25 NICKLEBY WAY, FAIRFIELD, HITCHIN, HERTS, SG5 4FJ

Price Guide

£525,000

FEATURES

- CHAIN FREE - 1527 sq ft
- Light & Spacious Lounge
- Master bedroom with en-suite
- Electric gated communal parking
- Entertaining Kitchen/Dining Room
- 5 double bedrooms
- Family Bathroom
- Garage plus parking for 1 vehicle



First Step

5 Bedroom House - Townhouse located in Hitchin

CHAIN FREE...

5 DOUBLE BEDROOM PROPERTY...

EN-SUITE...

PRIVATE WEST FACING GARDEN...

GARAGE PLUS PARKING...

The ground floor comprises of lounge, kitchen/dining room & cloakroom.

On the first floor is bedroom 1 with en-suite shower room, plus bedroom 4 & bedroom 5.

The top floor comprises of bedroom 2, bedroom 3 & family bathroom.

Externally is a west facing garden, garage and driveway parking.

GROUND FLOOR

Entrance Hallway

Wooden half glazed front door. Full height door to large understairs storage cupboard. Carpet. Stairs to first floor & doors leading to:

Kitchen/Dining Room

18'4" x 10'11"

Dual aspect wooden double glazed sash window to rear and side aspects plus double glazed French doors leading to the garden. A comprehensive range of Mid Oak wall and base units with chrome grab handles and black granite work surfaces with upstands. Inset stainless steel one and a half bowl sink with swan mixer tap. Integrated double oven with 4-ring gas hob, stainless steel extractor hood. Integrated washing machine and upright fridge freezer. Ceramic tiled flooring.

Lounge

18'4" x 10'9"

Dual aspect, wooden double glazed sash bay windows to front and side aspects. Carpet.

Cloakroom

White suite comprising low level push button wc and pedestal sink with chrome mixer tap & tiled splashback. Ceramic tiled flooring. Half tiled walls, extractor, consumer unit, radiator.

FIRST FLOOR

Landing 1:

Carpet. Doors leading to:

Bedroom 1

18'4" x 10'11"

Dual aspect, wooden double glazed sash windows to front and side aspects. Carpet. Door leading to:

En-suite / Bathroom

Wooden double glazed sash privacy window to front aspect. White suite comprising low level push button wc, pedestal wash

hand basin with mixer tap, fully tiled corner shower tray with bifold glass door and wall mounted shower. Ceramic tiled flooring, fully tiled, 2 chrome towel rails. Door to landing.

Bedroom 4

10'11" x 10'7"

Dual aspect wooden double glazed sash windows to front and side aspects. Carpet.

Bedroom 5

10'11" x 7'4"

Wooden double glazed sash window to side aspect. Full height wooden open display storage unit. Carpet.

SECOND FLOOR

Landing 2:

Full height door to shelved cupboard, housing the Ideal boiler. Carpet. Loft access. Doors leading to:

Bedroom 2

18'4" x 11'1"

Wooden double glazed Dorma sash window to side aspect. Sloping ceiling, carpet.

Bedroom 3

18'5" x 11'1"

Wooden double glazed Dorma sash window to side aspect. Sloping ceiling, carpet.

Family Bathroom

Dual aspect wooden double glazed Dorma sash privacy window to side and rear aspect. White suite comprising: traditional white low level push button wc, pedestal wash hand basin with chrome mixer tap. Fully tiled panelled bath with hand held shower. Ceramic tiled flooring, fully tiled walls.

EXTERNAL

Front Garden

Iron railings to perimeter with internal hedge border and paved pathway to front door with storm porch.

Rear Garden

Private west facing garden with feature wall and fence perimeter. Private garden laid to lawn with wooden sleeper feature borders, Yucca tree. Further step down to stoned area with pathway leading to personal garage door. External tap and light.

Garage

Communal parking via electric gates leading to pitched roof single garage with up and over door. Eave storage, light, power with parking for 1 vehicle.

ADDITIONAL MATERIAL INFORMATION

FREEHOLD

Council Tax Band: E

EPC Rating: C

Service charge: approx £92.50 every 6 months

Secure gated area: £192 every 6 months

Mains electric, gas and water

Traditional brick construction

Gated communal parking

FIRST STEP LETTINGS | WATERLOO FARM, STOTFOLD ROAD, ARLESEY, BEDFORDSHIRE, SG15 6XP

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 & 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 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.



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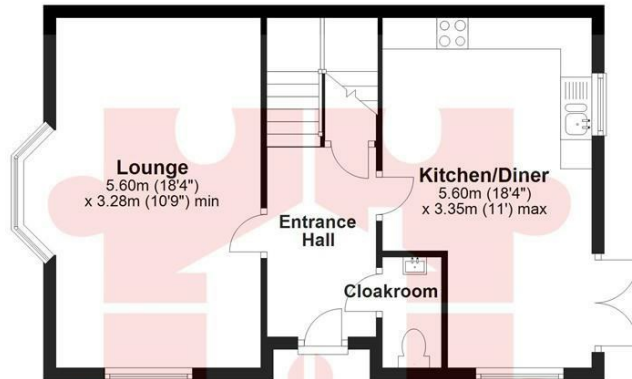
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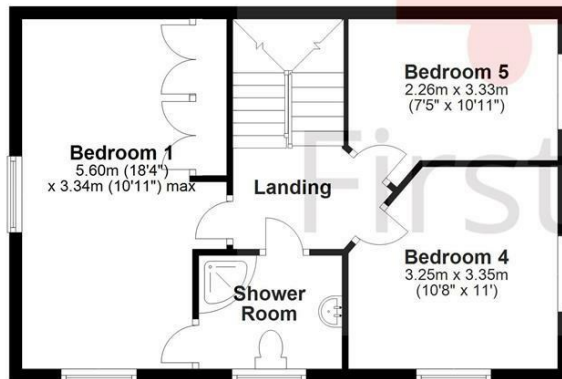
Council Tax Band

E

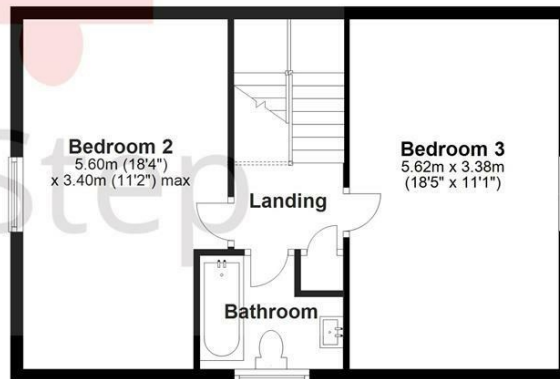
Ground Floor
Approx. 44.6 sq. metres (480.3 sq. feet)



First Floor
Approx. 48.4 sq. metres (520.9 sq. feet)



Second Floor
Approx. 48.9 sq. metres (526.8 sq. feet)



Total area: approx. 141.9 sq. metres (1527.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	84
England & Wales		EU Directive 2002/91/EC	

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.