

FREEHOLD



House - Mid Terrace (EPC Rating: C)

# 3 GLADSTONE DRIVE, FAIRFIELD, HITCHIN, HERTS, SG5 4FQ

Price Guide

**£489,000**



First Step



5



3



2



C

# 5 Bedroom House - Mid Terrace located in Hitchin

CHAIN FREE... 5 DOUBLE bedrooms... 3 BATHROOMS... Entertaining KITCHEN/DINER... UTILITY Room... JULIET balcony... GARAGE & DRIVEWAY parking... EV CHARGER... Enclosed GARDEN...

## INTERNAL

### Ground Floor

#### Entrance Hallway

Door and window to front aspect. Coir matting. Wall mounted consumer unit. Luxury vinyl flooring. Staircase to first floor. Doors leading to:

#### Kitchen/Breakfast Room

14'0" x 9'0"

Window to front aspect. A range of white wall and base units, granite work surface and up stand with tiled splash back. Integrated dishwasher, space for free standing upright fridge freezer. Rangemaster double oven with 5 ring gas hob & hotplate with extractor, inset one and a half bowl sink with inset drainer grooves. Door to shelved larder cupboard. fitted with power and light. Ceramic tiled flooring. Opening leading to:

#### Utility Room

Door to rear aspect. Fitted with matching white base units & black gloss wall unit with complementary work surface and tiled splash back. Stainless steel sink. Space for washing machine & tumble dryer. Boiler housed in wall unit. Continuation of ceramic tiled flooring. Door leading to:

#### Cloakroom

Window to rear aspect. White suite comprising: push button wc, pedestal wash hand basin. Tiled walls. Continuation of ceramic tiled flooring.

#### Dining Room

12'11" x 8'5"

Window to front aspect. Continuation of luxury vinyl flooring.

#### Lounge

16'6" x 15'4"

French doors to rear. Low level door to under stair storage cupboard. Continuation of luxury vinyl flooring.

### First Floor

#### Landing 1

Carpet. Stairs leading to second floor. Doors leading to:

#### Bedroom 1

13'6" x 12'1"

Juliet balcony to front aspect. Built-in 4 sliding door wardrobe, fitted with shelf & rail. Carpet. Door leading to:

#### Bedroom 1 En-suite

White suite comprising: Push button wc, vanity unit inset with wash hand basin, fully tiled corner shower cubicle, fitted with wall mounted shower & glass door. Heated towel rail, shaver point, wall mirror. Ceramic tiled flooring.

#### Bedroom 2

12'3" x 10'1"

Window to front aspect. Luxury vinyl flooring.

#### Bedroom 3

9'10" x 9'3"

Window to rear aspect. Luxury vinyl flooring.

#### Shower Room

White suite comprising: Push button wc, pedestal wash hand basin., large fully tiled

shower with glass door. Tiled walls, heated towel rail, wall mounted storage cupboard. Ceramic tiled flooring.

### Second Floor

#### Landing 2

Velux window to rear aspect. Carpet. Loft access: partially boarded fitted with light. Doors leading to:

#### Bedroom 4

18'0" x 9'10"

Window to front aspect. Built-in 3 sliding mirrored door wardrobe, fitted with shelf and rail. Laminate flooring.

#### Bedroom 5

17'2" x 11'3"

Window to front aspect. Built-in 2 sliding mirrored door wardrobe, fitted with shelf and rail. Laminate flooring.

#### Bathroom

Window to front aspect. White suite comprising: fully tiled panelled bath fitted with wall mounted shower & glass screen, push button wc, pedestal wash hand basin. Heated towel rail, shaver point. Ceramic tiled flooring.

## EXTERNAL

### Front Aspect

Black low level iron railings to perimeter, steps and paved pathway to front door with storm porch. Garden areas to either side with shingle. External light. EV charger.

### Rear Garden

Fence perimeter. External tap & outside light. Entertaining patio area leading to astroturf lawn with raised sleeper border. Paved pathway leading to personnel door to garage.

### Garage & Parking

Single garage with up & over door, fitted with power & light with eave storage, personnel door to garden. Parking space in front of garage.

## ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band F

Service Charge: £183.86 per year

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.

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 Community College.



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.

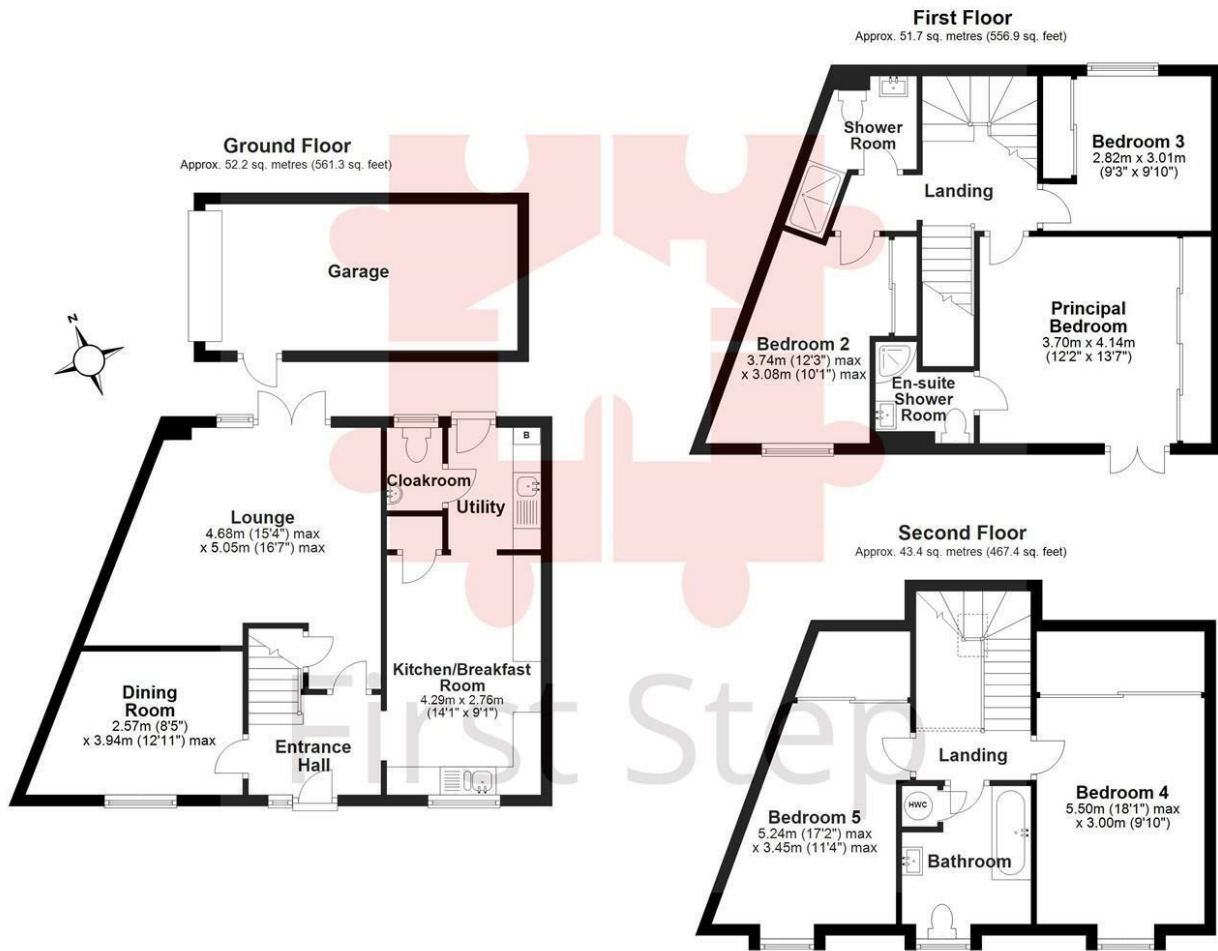
Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Letchworth and Arlesey are circa 30-40mins.

**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.



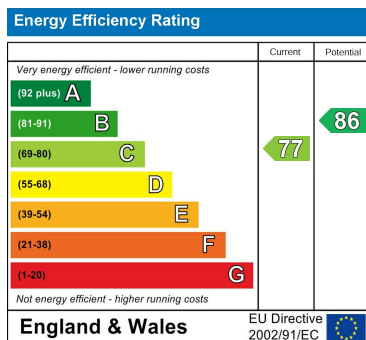


Total area: approx. 147.3 sq. metres (1585.6 sq. feet)

Council Tax Band

F

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