



Bidwell Close, Letchworth Garden City SG6 1QR







## 3 Bedroom End of Terrace House

### £400,000 Freehold

Modern and spacious three-bedroom end terrace home just a short walk from Letchworth town centre and station. Features include an entrance porch, cloakroom, open plan living and dining area, kitchen, and conservatory with insulated roof. Upstairs offers three generous bedrooms and a family bathroom. Benefits include an enclosed rear garden and a garage. A modern property in an ideal location.



- FREEHOLD
- Garage
- Enclosed rear garden
- Conservatory with insulated roof
- Modernised and spacious throughout
- THREE bedrooms
- End of terrace
- Close to town and mainline station
- Separate cloakroom
- EPC rating C. Council tax band D

## **Ground Floor**

### **Entrance Porch:**

UPVC front door. Laminate flooring. Internal door to cloakroom and living room.

### **Cloakroom:**

Laminate flooring. Double glazed privacy window to front aspect. Vanity unit with integrated wash basin and tiled splashback. WC.

### **Living Room:**

Abt. 17' 4" x 11' 2" (5.28m x 3.40m) Laminate flooring. Radiator. Carpeted stairs to first floor. Open plan to dining room. Double glazed window to front aspect. Wall and ceiling lights. Under stair storage.

### **Dining Room:**

Abt. 9' 9" x 11' 0" (2.97m x 3.35m) Laminate flooring. Radiator. Open plan to living room. Sliding doors to conservatory. Wall and ceiling lights.

### **Kitchen:**

Abt. 7' 3" x 11' 0" (2.21m x 3.35m) Lino flooring. Radiator. Worktops with a range of wall and base mounted units with tiled splashback and integrated; microwave, mid height oven & grill, induction hob, extractor and fridge/freezer. Space for plumbed appliances. Internal door and window to conservatory.

## **Conservatory:**

Abt. 16' 7" x 8' 4" (5.05m x 2.54m) Part brick built. Tiled floor. Fully insulated ceiling with spotlights. Double glazed windows to garden aspect and French doors to garden. Internal door to kitchen.

## **First Floor**

### **Bedroom One:**

Abt. 11' 1" x 10' 0" (3.38m x 3.05m) Carpet. Radiator. Double glazed window to rear aspect. Built in overhead cupboards. Alcove for wardrobe space.

### **Bedroom Two:**

Abt. 7' 1" x 11' 3" (2.16m x 3.43m) Carpet. Radiator. Double glazed window to front aspect.

### **Bedroom Three:**

Abt. 4' 9" x 9' 2" (1.45m x 2.79m) Carpet. Radiator. Built in cupboard. Double glazed window to front aspect.

### **Bathroom:**

Tiled flooring. Double glazed privacy window to rear aspect. Bath with mixer taps, overhead shower & hand shower attachment. Tiled walls and shower curtain. Floating vanity unit with integrated wash basin. WC. Part tiled walls.

## Outside

### Front Garden:

Laid to lawn with pathway leading to front door. Gate to side for garden access. Privacy hedging to side.

### Rear Garden:

Enclosed with fencing and mostly laid to lawn with planted boarder to rear. Path from conservatory leading to side access with stepping stones to garage door. Access to garage.

### Garage:

Abt. 8' 4" x 18' 5" (2.54m x 5.61m) Brick built with pitched roof. Lighting and electrics plus EV charging point. Accessible from the garden.

## Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.



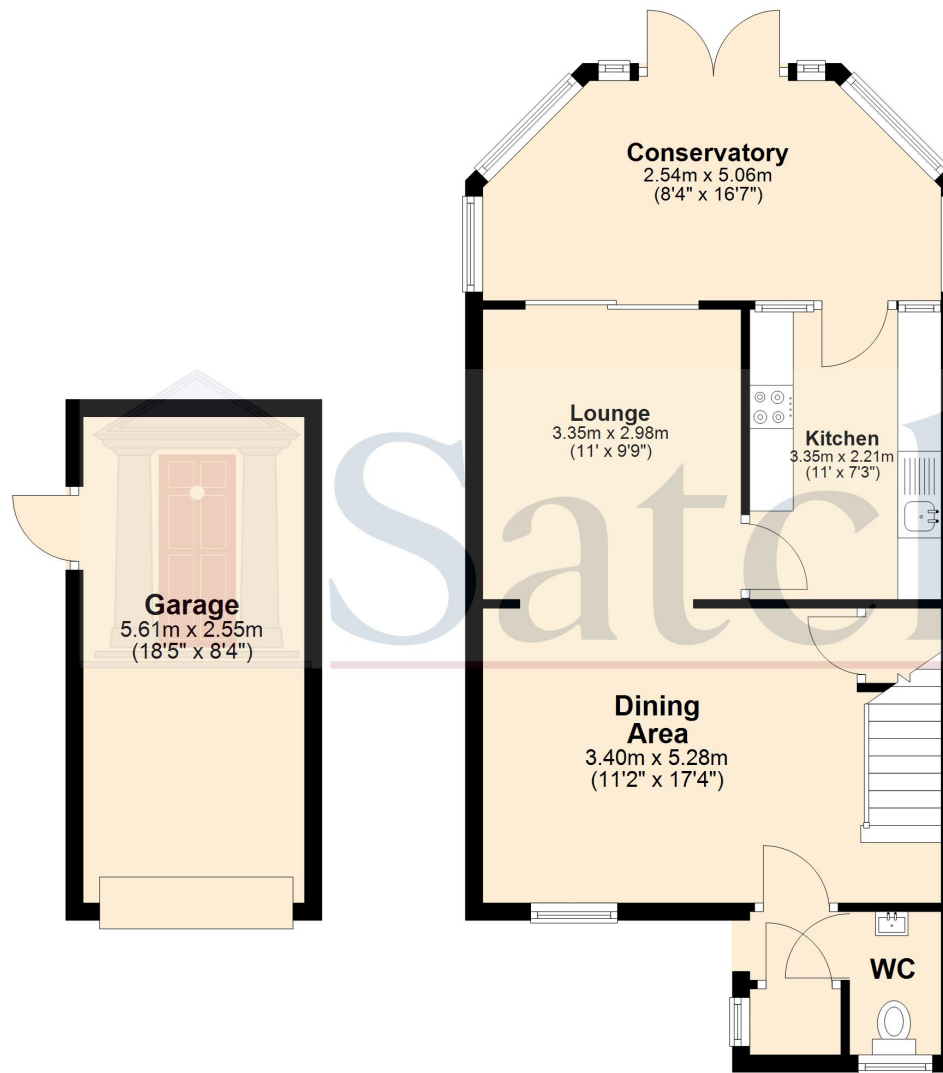




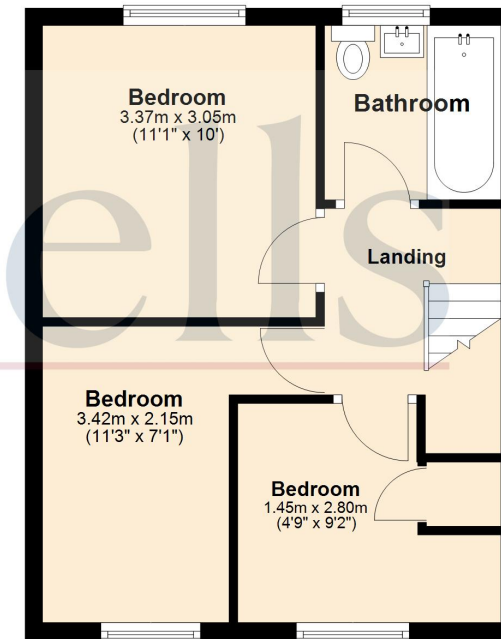
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## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.