



Norton Crescent, Letchworth Guide Price £350,000 to £400,000

Built when space mattered, offering over 800 sq ft of accommodation and room sizes rarely found in modern two-bed homes | Reimagined layout for modern living – The bathroom has been moved upstairs, transforming how the house works day to day and creating a far more natural flow | Generous bedrooms rather than compromises, making the house feel comfortable and practical rather than squeezed | Spacious living room across the depth of the house – Bright and versatile, with a bay window to the front and doors opening directly onto the garden | Kitchen and dining room designed for real life – Plenty of worktop space, storage and room for a table where mornings begin and evenings wind down | Large upstairs bathroom – A properly sized space with both bath and shower, positioned exactly where most people would expect it | Garden with real length and usable space – Patio for summer evenings and a generous lawn beyond, giving outdoor space many two-bed homes simply don't have | Driveway parking to the front – Practical everyday convenience with space to park without relying on street availability | Walkable Baldock station – Direct trains to King's Cross and Moorgate, plus Thameslink connections to Farringdon, Gatwick, Brighton and Cambridge | Historic market town setting – Independent cafés, pubs, shops and community events alongside countryside walks and Weston Hills just moments away



Some Houses Chase Bedroom Numbers. Others focus on how people actually live.

This home on Norton Crescent started life as a traditional three-bedroom house, but a thoughtful redesign has transformed it into something that works far better day to day. By relocating the bathroom upstairs, the house now flows naturally - leaving behind a spacious two-bedroom home with excellent room sizes and a garden that feels far bigger than most properties in this bracket.

Life here centres around the main living room, a space that stretches comfortably through the house and immediately feels bright and welcoming. The bay window at the front draws in natural light while the doors at the rear connect easily with the garden. It's a room that adapts well to everyday life - somewhere to unwind in the evening, host friends at the weekend, or simply enjoy having space that doesn't feel squeezed.

The kitchen and dining room sits alongside it and feels like a place designed to be used rather than simply passed through. There's plenty of worktop space for cooking, storage where it needs to be and room for a table where mornings begin with coffee and evenings wind down over dinner. The bold tiling and thoughtful details give the room its own personality rather than the blank, generic feel that many kitchens end up with.

When the day winds down and it's time to relax and recharge, the sleeping rooms sit together on the first floor alongside a bathroom that now feels exactly where it should have been all along. Moving it here was a simple change that transformed how the house works.

The bathroom itself is properly sized rather than squeezed into a leftover corner. Mornings begin with an invigorating shower before work or the commute, while evenings offer the chance to slow down with a long soak in the bath. Natural light from the window keeps the room bright, and there's enough space to move comfortably without the cramped feeling many modern bathrooms suffer from.



Both bedrooms benefit from the original footprint of the house, meaning they are genuine rooms rather than compromises created simply to increase a bedroom count. The main bedroom stretches across the front of the property and easily accommodates a full suite of furniture without crowding the space. The second bedroom works equally well as a guest room, home office, creative space or nursery depending on what life looks like right now.

One of the quiet advantages of houses along Norton Crescent is the way the plots were originally laid out. Space was part of the design, and it shows the moment you step out into the garden. A patio sits directly behind the house and quickly becomes the natural gathering spot in the warmer months - somewhere for a barbecue, an evening drink or a lazy Sunday morning coffee. Beyond that, the lawn stretches further than many two-bedroom homes ever manage, offering space for gardening projects, play areas or simply the luxury of not feeling hemmed in by neighbouring fences. Seen from above, the scale of the garden becomes even clearer.

Parking is taken care of at the front with driveway space, making everyday comings and goings simple and practical.

For buyers unfamiliar with the area, Baldock works particularly well for everyday life as well as travel. It's an historic market town with a proper High Street rather than a row of chains - think independent coffee spots, an award-winning butcher, traditional pubs and cafés, and community fixtures like the Baldock Festival each May and the Charter Fair each October. Countryside walks and Weston Hills are close by too, giving easy access to green space without losing day-to-day convenience.

Baldock station is within walking distance, offering direct services into King's Cross and Moorgate, Thameslink connections through Farringdon to Gatwick, Brighton and the south coast, and routes north towards Cambridge and Peterborough. Road access via the A1(M) and A505 keeps journeys straightforward, with Luton Airport around 30 minutes away and Stansted roughly 45 minutes depending on traffic.

For first-time buyers, couples starting out, those beginning a new chapter or downsizers who still want room to breathe, this is a home that offers space where it matters and a layout that simply works.



| ADDITIONAL INFORMATION

Council Tax Band - C

EPC - C

| GROUND FLOOR

Living Room: Approx 16' 7" x 11' 5" (5.06m x 3.48m)

Kitchen/Diner: Approx 18' 3" x 9' 10" (5.56m x 3.00m)

| FIRST FLOOR

Bedroom One: Approx 14' 2" x 11' 11" (4.33m x 3.63m)

Bedroom Two: Approx 10' 1" x 10' 0" (3.07m x 3.05m)

Bathroom: Approx 10' 1" x 7' 11" (3.08m x 2.41m)

| OUTSIDE

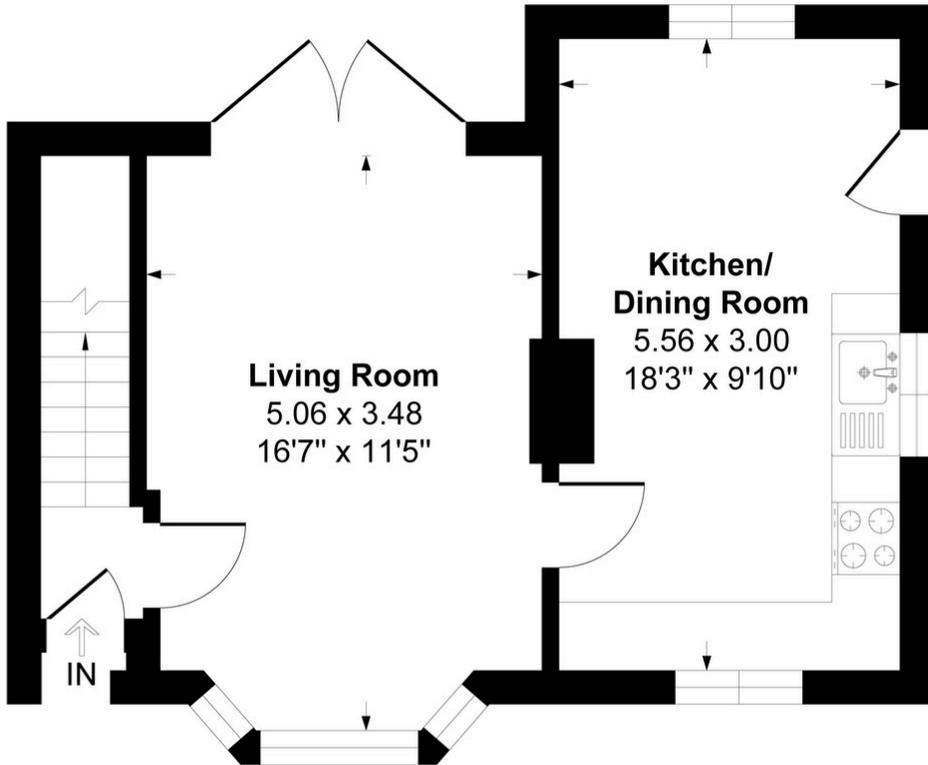
Shingled driveway providing OFF ROAD PARKING for two cars

Large South West facing rear garden with gated access to the front



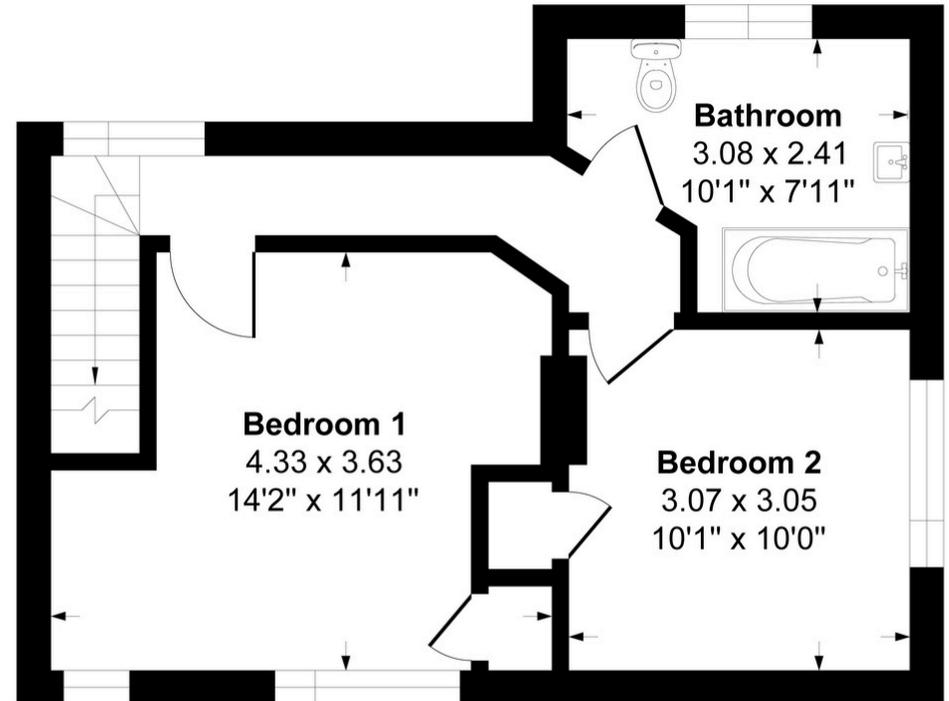
Ground Floor

Approx. 37.8 sq. metres (407.6 sq. feet)



First Floor

Approx. 37.3 sq. metres (402.1 sq. feet)



Total area: approx. 75.1 sq. metres (809.7 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team

01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited

Registered in England and Wales 11327419

Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU

