



The Wick, Kimpton, Hitchin, Hertfordshire. SG4 8SA





3 Bedroom Terraced House

£450,000 Freehold

This beautifully modernised three-bedroom terraced property in the heart of Kimpton offers contemporary living with a perfect blend of style and functionality. Featuring a bespoke open-plan kitchen/diner with sleek, customised fittings and bi-fold doors that flood the space with natural light, this home is designed for both relaxing and entertaining.

Thoughtfully upgraded throughout, the property benefits from built-in storage solutions, a private garage, and low-maintenance front and rear gardens, ideal for busy lifestyles. Whether you are enjoying the seamless indoor-outdoor flow or the practical layout, this home provides a comfortable and convenient setting for family life.

- Modernised throughout
- Open plan kitchen/diner
- Three bedrooms
- Customised kitchen with bi-fold doors
- Built-in storage
- Garage
- Low maintenance front and rear gardens
- Terraced
- Freehold
- EPC rating E. Council tax band D

Ground Floor:

Entrance Hall:

Stairs to the first floor. Porcelain tiled flooring. Spotlights. Access to downstairs WC.

Living Room:

Abt. 14' 8" x 12' 5" (4.47m x 3.78m) Natural oak flooring. Spotlights. Integrated shelving/media wall. Radiator. Shutter blinds. Double glazed windows to front.

Kitchen/Diner:

Abt. 15' 6" x 10' 8" (4.72m x 3.25m) Porcelain tiled flooring. Double glazed bi-folds to rear. Skylight. Quartz counter tops. Bespoke kitchen units with integrated appliances including induction fan, dishwasher, microwave and fridge/freezer. Spotlights. Modern radiator. Dining space.

WC:

Low level WC. Porcelain tiled flooring. Towel rail. Wash hand basin. Extractor fan.

First Floor:

Landing:

Carpet flooring. Airing cupboard. Spotlights. Access to fully boarded loft.

Principal Bedroom:

Abt. 11' 11" x 8' 10" (3.63m x 2.69m) Double glazed windows to rear. Built-in wardrobes. Pendant lighting. Radiator. Curtains. Carpeted flooring.

Bedroom Two:

Abt. 10' 3" x 9' 4" (3.12m x 2.84m) Double glazed window to front. Radiator. Carpeted flooring. Fitted blinds. Spotlights.

Bedroom Three:

Abt. 6' 6" x 8' 10" (1.98m x 2.69m) Double glazed windows to front. Radiator. Fitted blinds. Carpeted flooring. Bespoke fitted bed.

Bathroom:

Privacy double glazed windows to rear. Towel rail. Tiled walls. Tiled flooring. Hand wash basin. Extractor fan. Spotlights. Bath with mixer taps. Wall shower with glass screen.

Outside:

Front Garden:

Tiled pavement to front door. Astroturf lawn. Parking for one car.

Rear Garden:

Enclosed by wooden fence. Raised astroturf lawn. Tiled patio seating area with electric ports. Shed with electrics and lighting to rear. Back gate leading to bin access.

Additional Information:**Agents Note:**

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





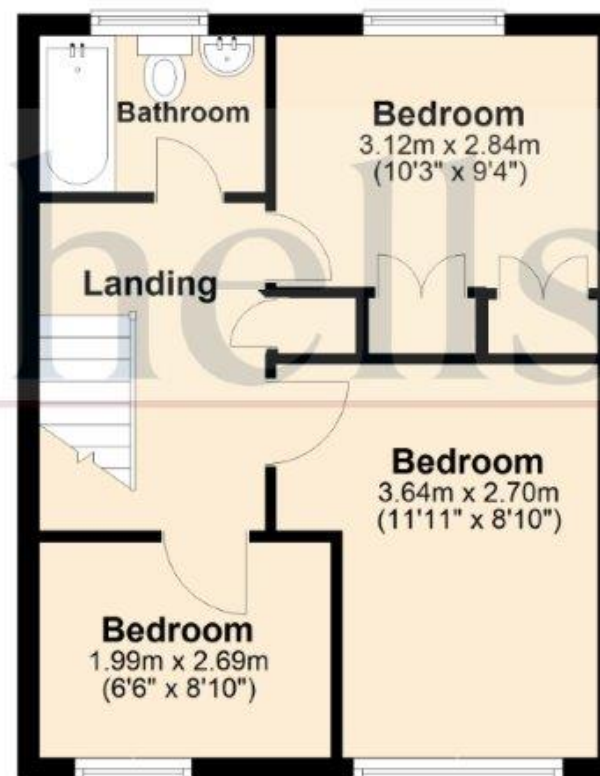
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Ground Floor



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.