



Quinn Way, Letchworth Garden City, Hertfordshire. SG6 2TX





## 4 Bedroom Detached House £580,000 Freehold

A well-presented bright and exceptionally spacious FOUR-bedroom DETACHED family home located in a quiet cul-de-sac within Letchworth Garden City. This property is complete with a SOUTH FACING rear garden, driveway for two cars and integral garage while offering well-thought-out living space and overall accommodation.



- FREEHOLD
- Cul-de-sac location
- FOUR bedrooms
- En-suite to master
- 18ft living room with bay window
- Garage and driveway
- Solar panels
- South facing garden
- Council tax band E
- EPC rating C

**Ground Floor:****Entrance Hall:**

Upvc front door. Radiator. Nest heating control. Access to garage. Leading through to all ground floor accommodation. Stairs to first floor.

**Living Room:**

Abt. 18' 5" x 11' 3" (5.61m x 3.43m) Large bay window to front aspect. Carpet. Two radiators. Network sockets & aerial point. French doors leading through to dining room.

**Dining Room:**

Abt. 11' 4" x 9' 0" (3.45m x 2.74m) Sliding Upvc doors to rear garden. Carpet. Radiator.

**Kitchen/Breakfast Room:**

Abt. 14' 2" x 13' 4" (4.32m x 4.06m) Breakfast area with window to rear aspect. Upvc door to rear garden. Radiator. Window above sink to rear aspect. Lino flooring. Integrated dishwasher. Space for full height fridge/freezer. Worktops with under and over storage. Integrated induction hob with extractor fan. Integrated wall oven. Sink with draining board. Pantry cupboard.

**Cloakroom:**

Window to side aspect. Low level WC. Sink. Carpet.

**First Floor:****Landing:**

Airing cupboard (no tank). Storage cupboard. Window to side aspect.

**Bedroom One:**

Abt. 9' 7" x 12' 6" (2.92m x 3.81m) Bay window to front aspect. Built-in wardrobes. En-suite bathroom. Carpet. Radiator. Aerial socket and land line connection.

**En-Suite:**

Window to side aspect. Tiled walls. Carpet. Heated towel rail. Bath with overhead shower. Low level WC. Large sink. Extractor. Shaving socket.

**Bedroom Two:**

Abt. 9' 10" x 9' 4" (3.00m x 2.84m) Built-in wardrobes. Carpet. Radiator. Window to rear aspect. Network port.

**Bedroom Three:**

Abt. 9' 8" x 8' 6" (2.95m x 2.59m) Built-in cupboard. Carpet. Radiator. Twin windows to front aspect. Network port.

**Bedroom Four:**

Abt. 10' 3" x 8' 7" (3.12m x 2.62m) maximum. Carpet. Radiator. Window to rear aspect. Network port.



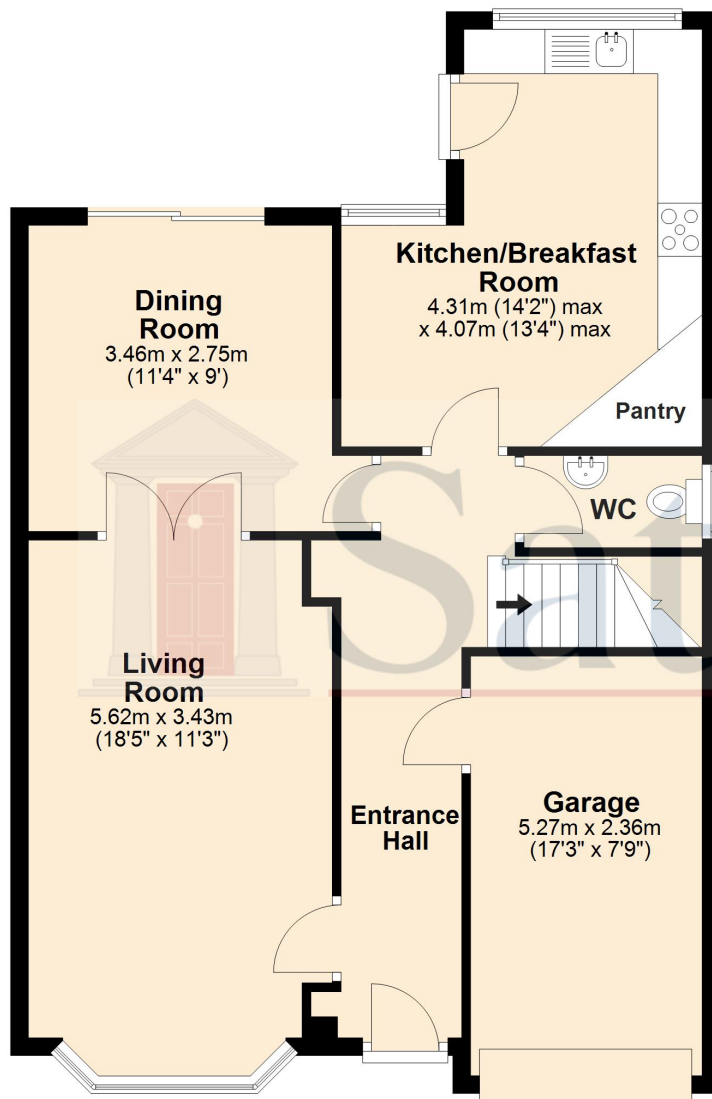


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



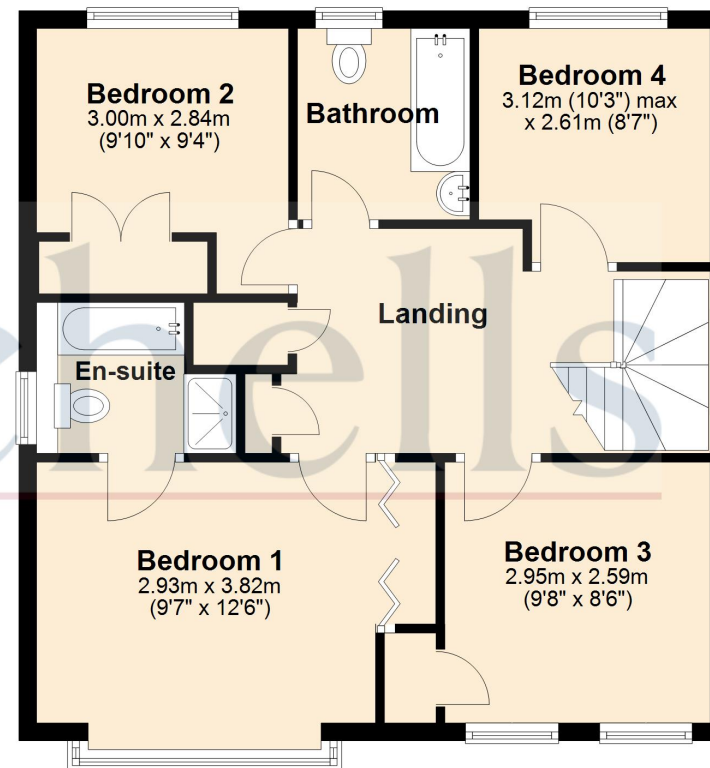
## Ground Floor

Approx. 79.1 sq. metres (851.6 sq. feet)



## First Floor

Approx. 60.1 sq. metres (647.2 sq. feet)



For illustrative 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.