



Bidwell Close, Letchworth Garden City, Hertfordshire. SG6 1QR





## 3 Bedroom Semi-Detached House £450,000 Freehold

Modern, spacious, and designed for today's lifestyle - this three-bedroom semi-detached home boasts an open-plan kitchen/diner, a sun-filled south-facing garden, a separate study, utility room, garage and parking.

- Modern throughout
- South facing garden
- Open plan kitchen/diner
- Utility room
- Garage
- Separate study
- Walking distance to town centre
- Close to local amenities
- Freehold
- EPC rating D. Council tax band D



**Ground Floor****Kitchen/Diner:**

Abt. 20' 9" x 9' 5" (6.32m x 2.87m) Double glazed windows to rear, single door and french doors leading to the rear garden in the kitchen area. Fully fitted kitchen with a comprehensive range of wall and base units, work top over. Integrated oven, fridge/freezer, inset gas hob and extractor hood. Stainless steel one and a half bowl sink with mixer taps. Wood flooring. Spotlights and skylights.

**Study:**

Abt. 11' 2" x 8' 1" (3.40m x 2.46m) Wood flooring. Single light fitting. Glass panelled door. Double glazed window to front. Radiator.

**Utility Room:**

Abt. 11' 3" x 7' 1" (3.43m x 2.16m) Plumbing for washing machine. Wall and base units with worktop over.

**WC:**

Double glazed frosted window. Basin with taps and handle flush WC. Partially tiled walls. Towel rail.

**Lounge:**

Abt. 22' 7" x 16' 8" (6.88m x 5.08m) Wooden flooring throughout. Double glazed window to front. Electric Fireplace with wooden mantel piece. Door to front entryway. Stairs to first floor. Door to study. Double doors to breakfast room.

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

Hatch to loft. Airing cupboard. Doors to:

**Bedroom One:**

Abt. 10' 3" x 9' 0" (3.12m x 2.74m) Double bedroom with double glazed window to rear. Space for wardrobe and furniture. Carpet.

**Bedroom Two:**

Abt. 11' 6" x 10' 3" (3.51m x 3.12m) Double bedroom with double glazed window to front. Space for wardrobe and furniture. Carpet.

**Bedroom Three:**

Abt. 8' 7" x 8' 5" (2.62m x 2.57m) Single bedroom with double glazed window to front. Space for wardrobe and furniture. Carpet.

**Bathroom:**

Attractive modern bathroom suite comprising of panelled bath with shower over. Wash basin. Dual flush WC. Tiled floor and walls. Frosted window to rear.

**Outside****Front Garden:**

Concrete path leading to composite front door. Small shrubbery area. Garage door entrance.

**Rear Garden:**

Paving slabs to front leading to an area mainly laid to lawn. Wooden fence surrounding borders. And a range of trees and shrubs around the garden.

**Agents Note:**

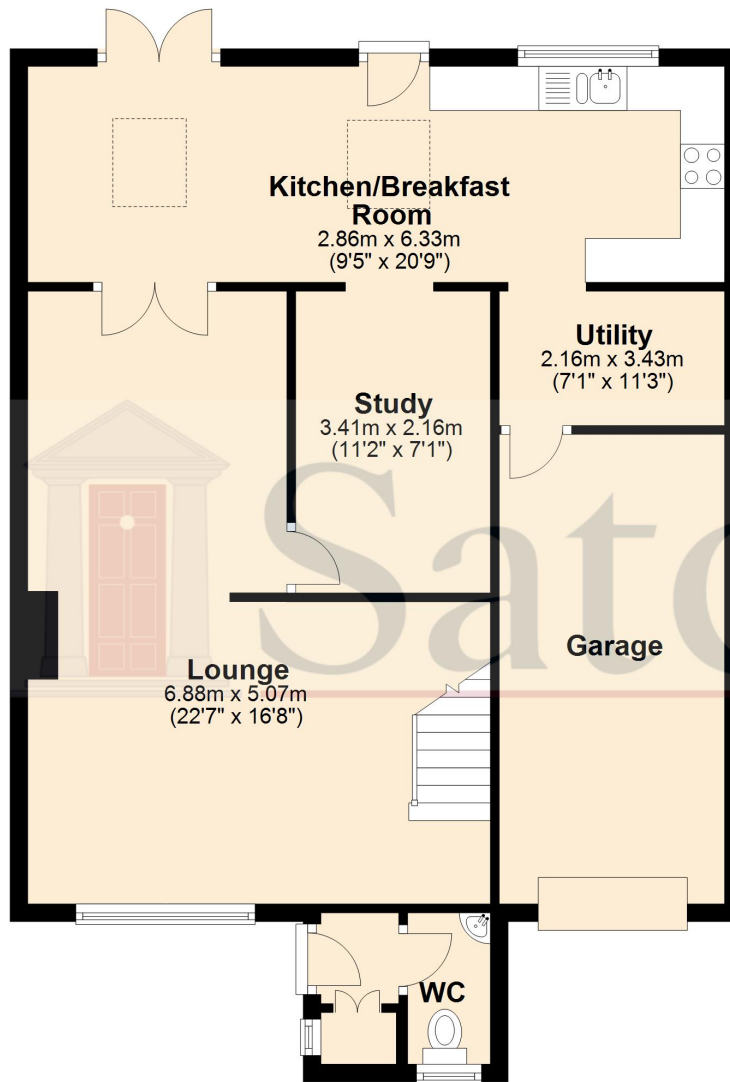
Draft particulars yet to be approved by the vendor and may be subject to change.



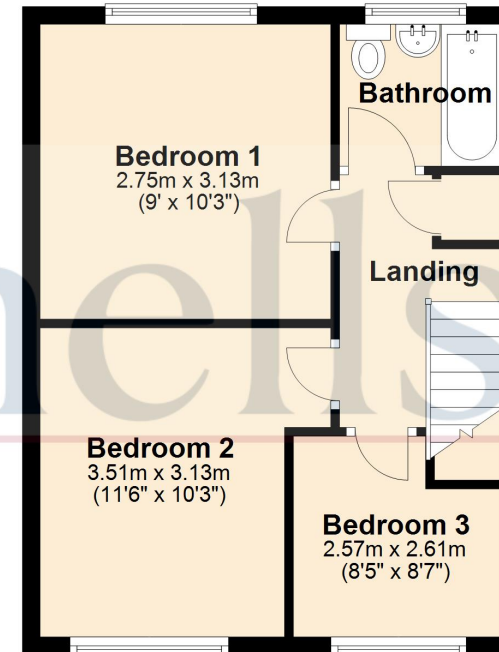


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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



## First Floor



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.