

18 Greencoates
Herford, SG13 8AA
Guide price £645,000

ma
morgan alexander





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This beautifully presented three-bedroom, two-bathroom end-of-terrace house offers contemporary living across three spacious levels, thoughtfully designed to maximise comfort and style. The property features two bright and airy reception rooms, each enhanced by large windows that flood the interiors with natural light, creating a welcoming and open atmosphere throughout. The modern kitchen is a standout, boasting sleek cabinetry, integrated appliances, a stylish kitchen island, and a breakfast bar, making it ideal for both every-day family meals and entertaining guests. The open plan layout seamlessly connects the kitchen, dining, and living spaces, adorned with elegant herringbone flooring and illuminated by striking pendant and recessed lighting, lending a sophisticated touch to the home.

Upstairs, each bedroom is thoughtfully appointed with plush carpeting, built-in mirrored wardrobes, and large windows offering tranquil views of surrounding greenery. The neutral colour schemes and modern lighting create serene retreats for relaxation. Both bathrooms are finished to a high standard, featuring walk-in showers with marble-effect tiles, sleek contemporary fixtures, heated towel rails, and a separate bath-tub in the main family bathroom, providing a luxurious and practical environment for daily routines.

Additional features and benefits elevate this property further. A brand new roof, brand new boiler and updated electrics. The house enjoys a private entrance and is positioned at the end of the terrace, ensuring greater privacy and a sense of seclusion. Secure garaging offer excellent convenience for families and professionals alike. The private garden, accessed directly from the open plan living areas or directly from the garage, is fully enclosed by fencing and includes a spacious patio - perfect for outdoor dining, entertaining, or simply unwinding in a peaceful, leafy setting. This truly is a perfect home for those seeking modern living in a prime location.





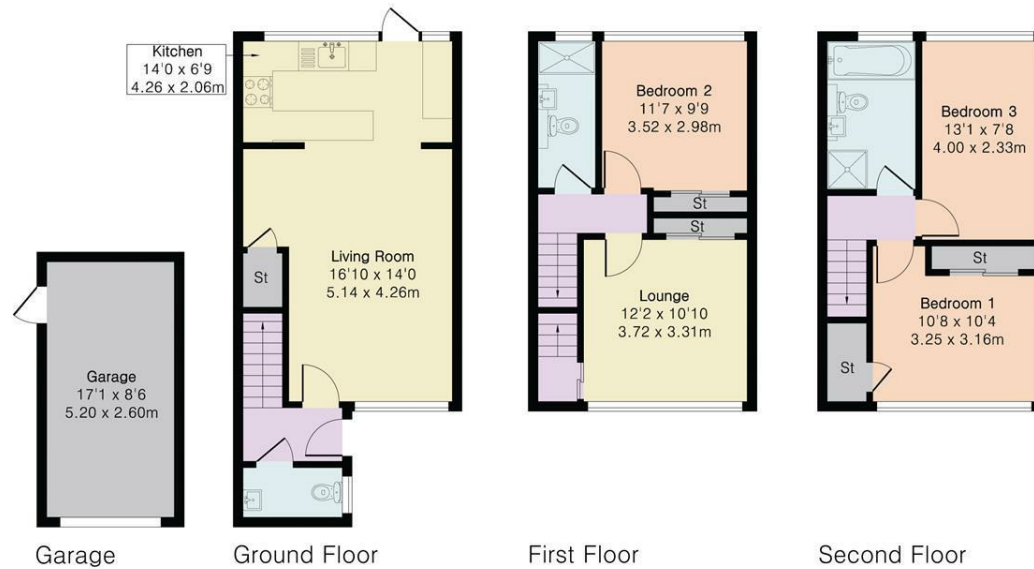
**Approximate Gross Internal Area 1059 sq ft - 98 sq m
(Excluding Garage)**

Ground Floor Area 387 sq ft – 36 sq m

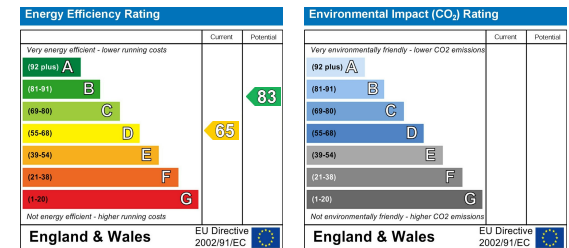
First Floor Area 336 sq ft – 31 sq m

Second Floor Area 336 sq ft – 31 sq m

Garage Area 146 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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