

90 Duncombe Road
Herford, SG14 3BZ
Guide price £850,000





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Step inside and the tone is set immediately. The entrance hall is bright, well-proportioned and genuinely welcoming. Wooden flooring runs underfoot, stairs rise to the first floor, and there is access to a cloakroom/WC and useful storage.

To the front, the living room offers a large bay window pulling in natural light, and a feature fireplace that gives the room a clear focal point. It is comfortable, balanced and easy to furnish.

The real feature of the house sits to the rear. The extended kitchen/dining room delivers the open-plan living that actually works in practice. There is clear zoning between cooking, dining and informal living, with views across the garden anchoring the whole space. The kitchen is fitted with a range of wall and base units, granite work surfaces and tiled flooring, with space for appliances and direct access outside. It is functional, well laid out and social.

Off the kitchen, a separate study adds flexibility. It works equally well as a home office, playroom or even a snug.

Upstairs, the first floor continues to make sense. A bright landing, helped by a well-placed window, leads to four bedrooms. The main bedroom benefits from built-in wardrobes and its own en-suite shower room. There are three further bedrooms, supported by a well-appointed family bathroom.

Externally, the rear garden is private and well screened, offering a terrace directly off the house for dining and entertaining, leading onto a lawn. It is long enough to feel like proper outdoor space without becoming high maintenance. To the front, there is off-street parking and shared access leading to a detached garage set back from the house.



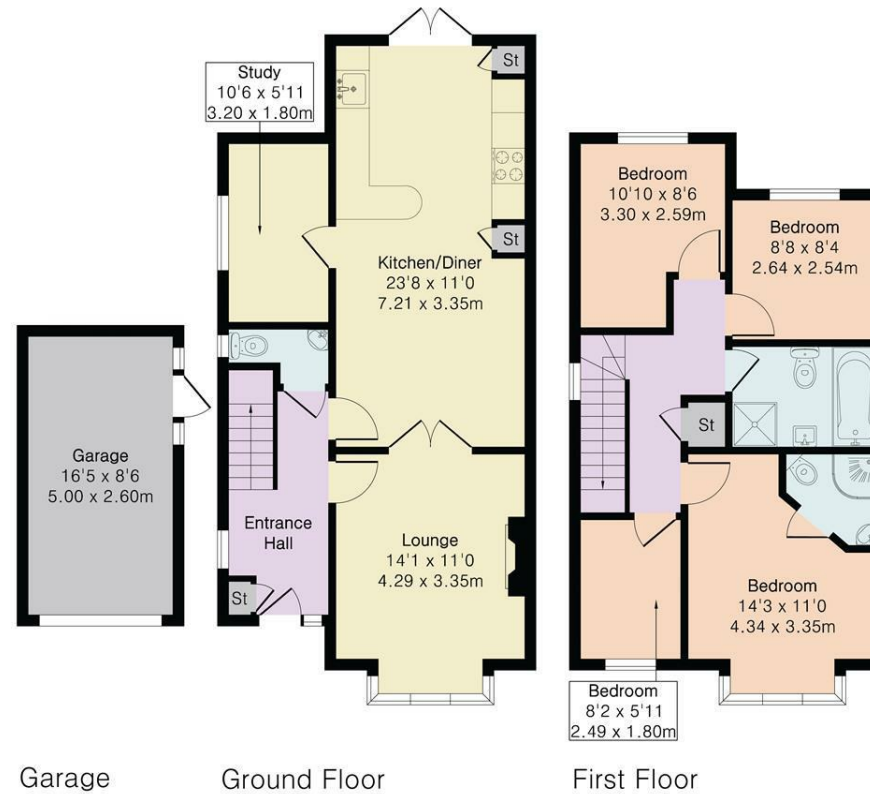


**Approximate Gross Internal Area 1048 sq ft - 97 sq m
(Excluding Garage)**

Ground Floor Area 564 sq ft – 52 sq m

First Floor Area 484 sq ft – 45 sq m

Garage Area 140 sq ft – 13 sq m



Garage

Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive	2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive	2002/91/EC	

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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