

39 Duncombe Road
Herford, SG14 3BZ
Guide price £735,000





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Located on a popular residential street in the desirable area of Herford, is this generously proportioned three-bedroom semi-detached Victorian home which offers parking and has been extended, reconfigured and upgraded carefully blending character yet with today's modern needs in mind, fulfilling the criteria for a lovely family home.

The house is entered at street level with pathway leading you up to the front door, then into the hallway. A beautiful lounge offers a large sash window which overlooks the pleasing street scene and a feature fireplace.

The architect designed kitchen/dining room is a wonderful space – it's very well planned and equipped with bespoke Shaker style kitchen with wooden worktops and butler sink unit. The rear part of this room has been intelligently designed and fitted with French doors and glazed windows leading to the garden, with vaulted ceiling and Velux windows to maximise light. A cloakroom/WC leading off the living room completes the ground floor accommodation.

Upstairs, on the first floor is a good size landing. Bedroom one features a cast iron fireplace, sash window and built-in storage. There is a further guest bedroom and a stunning family bathroom with separate shower and bath.

The top floor forms the loft extension which has been a real success, and now offers a bedroom/ versatile work space, with built-in storage and French doors.

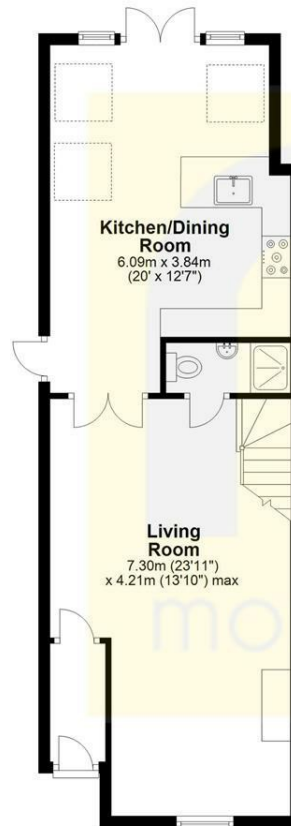
Set back nicely from the road the house enjoys a paved driveway offering off street parking.

To the rear an East facing, manageable garden offers a wide variety of trees, plants and shrubs and a child friendly lawn, enjoying a high degree of privacy. There are terrace areas for outside dining and side access leading to the front of the property.





Ground Floor
Approx. 55.0 sq. metres (591.7 sq. feet)



First Floor
Approx. 40.2 sq. metres (432.9 sq. feet)



Second Floor
Approx. 26.6 sq. metres (286.1 sq. feet)



Total area: approx. 121.8 sq. metres (1310.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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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 (CO₂) 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

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