Floor Plan

TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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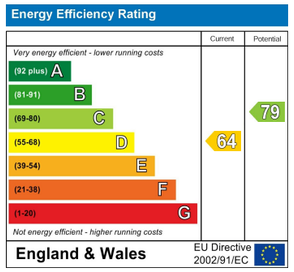
EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

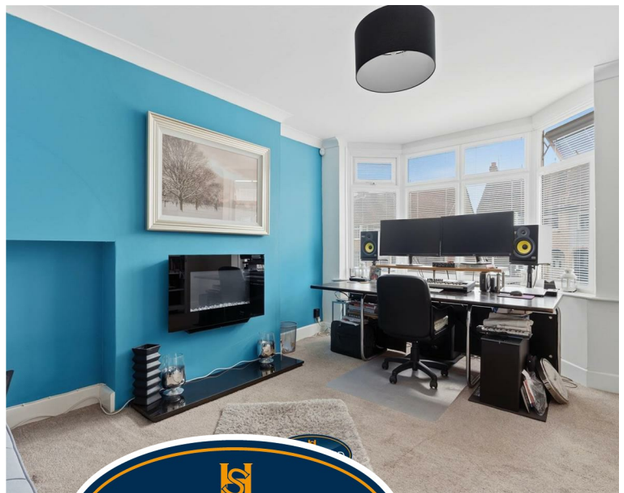
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

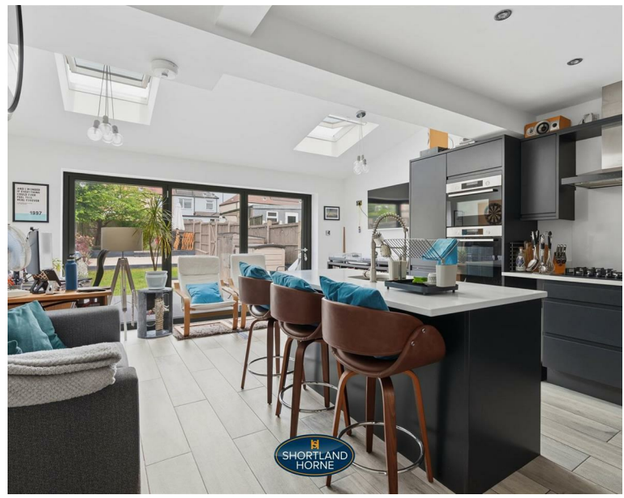
Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.





SHORTLAND HORNE

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Duncroft Avenue

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visit: shortland-horne.co.uk

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£275,000 Offers Over

Bedrooms 3
Bathrooms 1

On a peaceful stretch of Duncroft Avenue in Coundon, this extended three bedroom end terrace has that easy charm that makes you slow down as you arrive. It sits in a friendly, well regarded neighbourhood where mornings feel calm, school runs are simple, and weekends stretch with options nearby. With Christ the King, Bablake and Hollyfast Primary within easy reach, plus quick access to the city centre and the green space of Coundon Wedge, life here balances convenience with a relaxed suburban rhythm. Commuters and professionals will appreciate straightforward road links, while first time buyers and young families will love how settled and welcoming the area feels. It is the kind of place where you can grab a coffee, take a stroll, and feel like you are exactly where you should be.
N.B Please check room sizes before booking a viewing.

Step through the front door into a welcoming hallway that naturally guides you through the home, setting the tone with light and flow. The lounge sits to the front with a beautiful bay window that draws in soft daylight throughout the day, paired with a calm carpet underfoot and an electric fire that brings a cosy focal point for evenings in. It is a space that suits slow Sundays, film nights, or simply stretching out with a brew and switching off from the day.

The kitchen dining space here is the absolute showstopper, the kind of room that quietly steals the entire house without even trying. As soon as you step through the aluminium bi fold doors, the space opens up like it is exhaling, flooding with natural light that pours in from both the garden and the two Velux windows above, giving it this bright, airy, almost uplifting energy from morning right through to evening. The central island sits proudly at the heart of it all, not just a practical feature but a real gathering point where everything naturally happens, from lazy breakfasts and coffee chats to friends leaning in with a glass of something cold while dinner is being prepared. The inset sink keeps you part of the conversation rather than tucked away, while the sleek run of integrated appliances including oven, combi microwave grill, dishwasher, washing machine and dryer keeps everything beautifully streamlined and clutter free, so the space always feels calm and considered. The tiled floor adds a crisp modern edge underfoot, while the white walls bounce the light around, making the whole area feel even bigger and more open than the footprint suggests. There is generous space for a full dining table and even a relaxed seating area, which means this is not just a kitchen for cooking, but a proper living space where people naturally linger, whether it is busy weekday evenings or long weekend get togethers. With the bi fold doors fully open, the boundary between inside and out almost disappears, turning summer evenings into one flowing social space where the garden becomes an extension of the room, and everyday life feels just that bit more effortless and enjoyable.

Carpeted stairs lead up to a landing that continues the home's calm, comfortable feel. The main bedroom sits at the front with a bay window, easily accommodating a double bed and wardrobes while still feeling bright and inviting. The second bedroom is another well proportioned double, ideal for guests, children or a dedicated home office depending on your lifestyle. The third bedroom is a comfortable single, perfectly suited as a nursery, study or dressing room.

The bathroom is modern, stylish and beautifully presented, featuring metro style wall tiling, a floating vanity unit beneath the sink and a P shaped bath with shower over. Adding a touch of everyday luxury, the bathroom benefits from underfloor heating, controlled via a convenient electronic thermostat located just outside the doorway, ensuring warm tiles underfoot and a comfortable start to every morning. Clean, fresh and thoughtfully finished, it is a space designed for both practicality and relaxation.

Outside, the rear garden is private and thoughtfully designed for easy enjoyment. Quality fencing encloses the space, giving a calm and secure feel. A decking area sits just outside the bi fold doors, ideal for morning coffee or evening drinks, while the lawn offers space for play or relaxation. To the rear, a stoned seating area sits beneath mature trees and established borders, creating a lovely layered backdrop through the seasons. A side gate provides practical access without interrupting the flow of the garden. To the front, the garden has been adapted into off road parking, offering welcome convenience. While there is no dropped kerb, access is straightforward thanks to the low kerb line, making day to day parking simple and practical.

GROUND FLOOR	
Hallway	
Lounge	13'10 x 12'4
Kitchen/Dining Room	18'4 x 15'2
WC	
FIRST FLOOR	
Landing	
Bedroom 1	13' x 9'10
Bedroom 2	10'10 x 9'10
Bedroom 3	8' x 5'11
Bathroom	
OUTSIDE	
Rear Garden	
Front/Off-Road Parking	