



Holroyd

Residential Sales & Lettings



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Duncton Close, Haywards Heath

£385,000

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WALK-THROUGH VIDEO TOUR - STUNNING NEW KITCHEN (2025) - NEW AIR SOURCE HEAT PUMP (2025) - This is a wonderful 3 bedroom mid-terraced family home conveniently located providing easy access to excellent schools, Haywards Heath town centre and the mainline train station. The Broadway, with its wide range of bars and restaurants, is also within close proximity. The property has been improved in recent years with the additional of a beautiful contemporary kitchen with integrated smart appliances. The owners have also improved the heating system with an air source heat pump and new radiators throughout. Internally the well presented accommodation briefly comprises of an entrance hall, open plan kitchen/lounge/dining room, landing, 3 bedrooms and family bathroom. To the front of the property is a private garden with a water feature whilst the south facing rear garden leads to a single garage with parking to the front. The property is being sold with no onward chain. Council Tax Band: C

Located in Haywards Heath which offers a wide range of facilities including a main shopping centre, leisure centre and primary and secondary schools. Haywards Heath is within easy commuting distance by car or train of London, Brighton and Gatwick.

• 3 Bedrooms

• Family Home

• Contemporary Kitchen (2025)

• New Heating System (2025)

• South Facing Rear Garden

GROUND FLOOR:

ENTRANCE HALL:

Double glazed front door opening to the entrance hall. Natural oak LVT flooring. Radiator. Stairs to the first floor landing. Door to...

KITCHEN/LOUNGE/DINING ROOM:

The kitchen is fitted with an attractive range of floor and wall units and centre island with Quartz worktops. Inset butler style sink and mixer tap to include a 'boiling' tap system. The island includes a breakfast bar and integral four ring induction hob with an automatic extraction fan/vent. Further integrated appliances include a dishwasher, washer/dryer and fridge/freezer. All appliances are 'Haier' app controlled smart appliances. Twin aspect with double glazed windows to the front and rear. Additional double glazed patio doors opening to the rear garden. Radiator. TV point. Spot lighting. Natural oak LVT flooring.

FIRST FLOOR:

LANDING:

Hatch with a pull down ladder providing access to the boarded loft. Storage cupboard. Doors to...

BEDROOM 1:

Double glazed window to rear aspect. Radiator. Large built in storage wardrobe with hanging rails and additional shelving.

BEDROOM 2:

Double glazed window to front aspect. Radiator.

BEDROOM 3:

Double glazed window to front aspect. Radiator.

BATHROOM:

White suite comprising of a panelled bath with Triton electric shower above, wash basin and low level WC. Heated towel rail. Part tiled walls. Tiled flooring. Double glazed window to rear aspect.

OUTSIDE:

FRONT GARDEN:

Footpath leading to the front door. Small rockery including a water feature. Outside lighting.

REAR GARDEN:

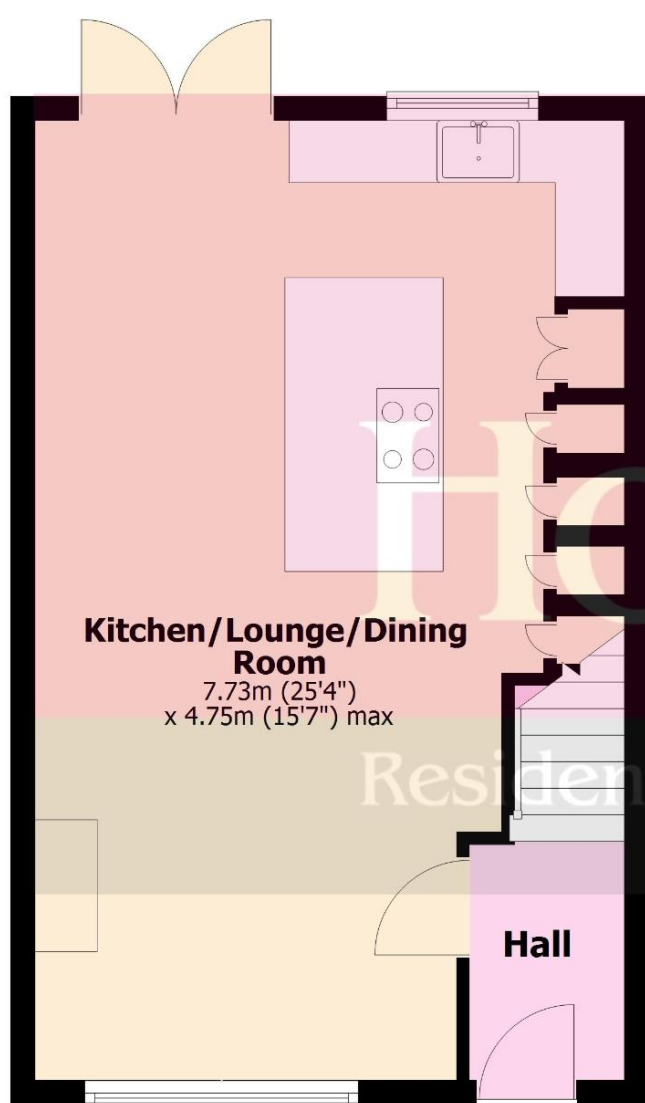
South facing, split level rear garden which is mainly paved. Outside tap. Rear gated access. Door to...

GARAGE:

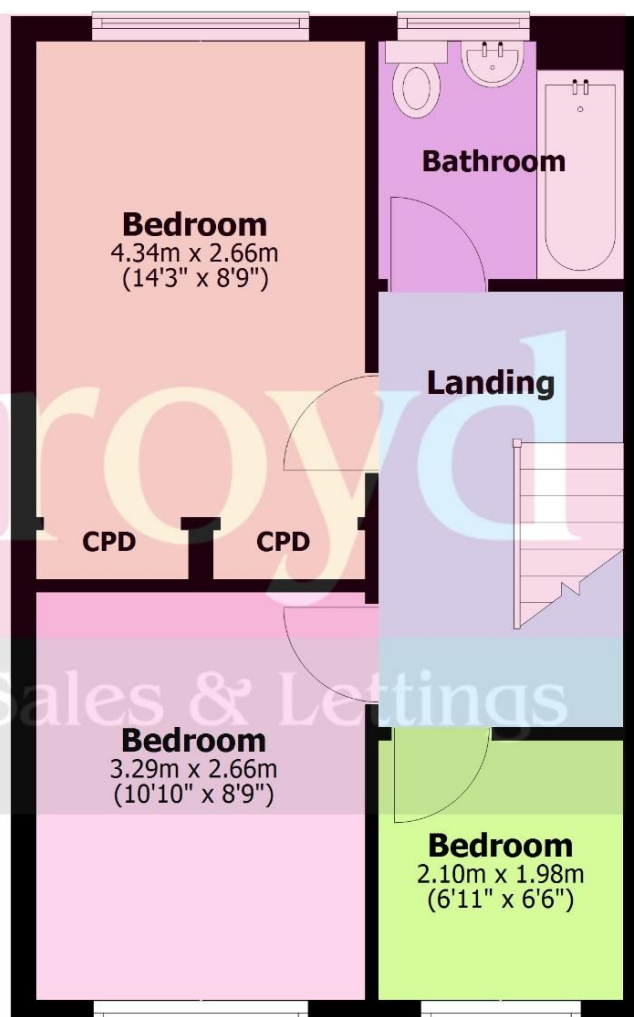
Up and over door to the front. Power. Side door opening to the rear garden.



Ground Floor



First Floor



DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.