

72 North Road
Herford, SG14 2BU
Guide price £1,399,995

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This exceptional four-bedroom, three-bathroom detached home, set in one of Hertford's most sought-after locations, blends timeless design with modern family living. Behind its elegant rendered and stone façade lies an extended, beautifully finished residence of genuine quality. Set back from the road, it is approached via a gravel driveway offering ample parking and a strong sense of arrival.

Ground Floor

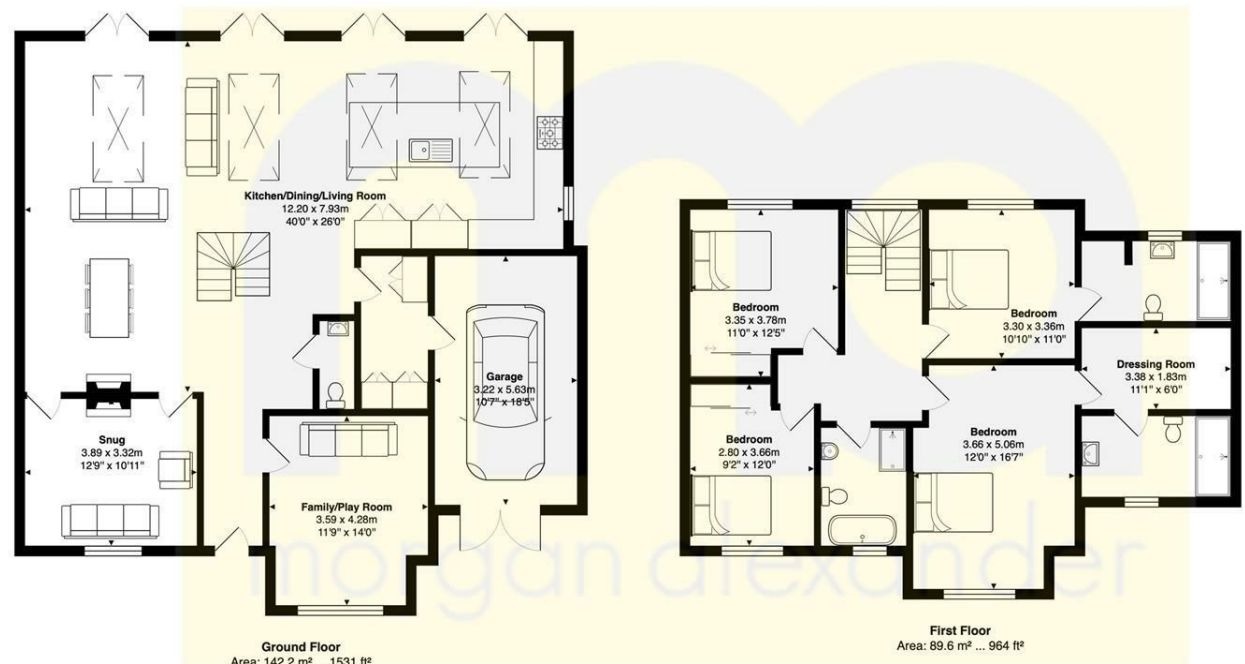
The welcoming entrance hall with engineered oak flooring introduces a light, contemporary interior. To the front, a snug with log burner offers a cosy retreat, while a versatile family/playroom suits work or leisure. Practical additions include a cloakroom/WC and utility room with internal garage access.

The rear of the house showcases a stunning open-plan kitchen/breakfast/family room — the heart of the home — featuring bespoke cabinetry, quartz worktops, premium integrated appliances, and a large central island with breakfast bar. The adjoining dining area, illuminated by rooflights and four sets of French doors, opens onto the landscaped garden, creating a seamless flow ideal for everyday living and entertaining.

First Floor

A generous landing leads to four spacious bedrooms. The principal suite includes a dressing area with fitted wardrobes and a luxurious contemporary en-suite. The guest bedroom also enjoys an en-suite, while two further doubles share a stylish family bathroom with freestanding bath, walk-in shower, and high-end fittings.





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

PROPERTY MISDESCRIPTIONS ACT 1991

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