

12 Vicarage Causeway  
Herford, SG13 7RT  
Guide price £1,125,000

**ma**  
morgan alexander





## 12 Vicarage Causeway Herford, SG13 7RT

Morgan Alexander are delighted to present this beautifully appointed four-bedroom detached modern home, ideally positioned within a prime location in the heart of Herford Heath village.

Finished to an exceptionally high specification throughout, this impressive property offers contemporary family living combined with stylish design and quality craftsmanship.

The accommodation comprises a welcoming entrance hall with ground floor cloakroom, a stunning open-plan kitchen/dining area featuring top-of-the-range integrated Siemens appliances, composite worktops, and doors opening onto a sunny south-facing garden with delightful countryside views. The property also benefits from a separate utility room for added practicality.

The spacious living areas are enhanced by underfloor heating throughout the ground floor, creating a warm and inviting atmosphere. Upstairs, there are four generous bedrooms, including a luxurious master bedroom with en-suite shower room, along with a modern family bathroom finished to a high standard.

Externally, the property enjoys a beautifully maintained south-facing garden, an integral garage, and driveway parking.

This outstanding home perfectly blends modern luxury with village charm and must be viewed to be fully appreciated.





**Ground Floor**  
Area: 72.2 m<sup>2</sup> ... 777 ft<sup>2</sup>

Total Area: 138.8 m<sup>2</sup> ... 1494 ft<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**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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