

5 Clementsbury Brickendon Lane
Herford, Herfordshire SG13 8FG
Guide price £749,000

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Situated in a prominent position overlooking the central Square Courtyard and gardens. The property enjoys open uninterrupted views to both the front and rear. This magnificent property offers modern convenience while retaining many original features including high ceilings, large windows and an inglenook fireplace with multi fuel burning stove.

The arrangement of the principal rooms are all set off by an impressive reception hall, making this an ideal lay out for both entertaining and day to day living. A covered storm porch entrance is ideal for wet coats, boots and wellies .

A beautiful living/dining/family room is flooded with natural light via the large french doors overlooking the stone terrace and garden. This room oozes comfort and style with an impressive fireplace providing a focal point of the room. This makes a lovely space in which to relax, entertain and socialise with friends and family.

A bespoke kitchen/breakfast room is a triumph in its design from the eye catching granite worktops, dual fuel multi oven Range cooker and integrated appliances. There is also a handy cloakroom WC on this floor.

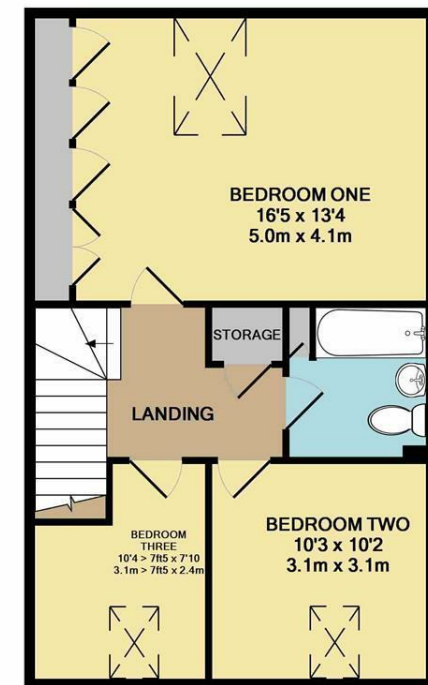
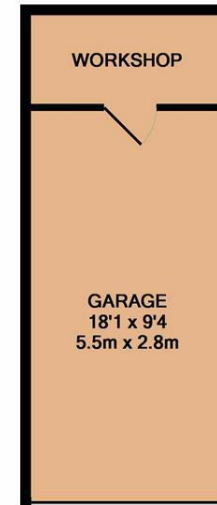
The staircase leads to the first floor landing. The master bedroom offers wonderful views of the surrounding countryside and has extensive built in wardrobes. There are 2 further bedrooms and a recently refitted family bathroom.

Clementsbury development is approached via electric gates with a sweeping driveway past communal gardens and parking areas leading to the garages. Or continue on the driveway round to the rear of the property and more communal grounds. The rear private garden offers a wonderful area to entertain with a good size terrace spanning the width of the house. A lawn area is complimented by mature shrub borders and trees. A personal gate at the rear of the garden leads to 2 private parking spaces. This gives scope to install an EV





GROUND FLOOR
APPROX. FLOOR
AREA 789 SQ.FT.
(73.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 564 SQ.FT.
(52.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1353 SQ.FT. (125.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 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

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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