

17 Turners Close
Herford, SG14 2QW
Guide price £550,000

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You enter the property into a welcoming entrance hall with stairs rising to the first floor, access to a cloakroom/WC and two useful storage cupboards.

The extended kitchen is well arranged and thoughtfully fitted, offering ample worktop space, storage and room for appliances, along with a breakfast bar for informal dining. This leads through to a practical utility room with access to both the garden and the main living space.

The living room is a particularly pleasant space, enjoying views to the front and opening through to a conservatory that provides additional reception space and a lovely outlook over the rear garden.

To the first floor there are three well-proportioned bedrooms along with a neatly fitted family bathroom.

Externally, the property is set back from the road and benefits from off-street parking to the front.

The rear garden is mature yet manageable, offering a good degree of privacy, a lawn ideal for families, and patio areas perfect for outdoor dining and entertaining. A side gate provides convenient access to the front.



PERFECT
"TALK TO THE STAFF MEMBER"
"POOR"
"THEY DON'T STOP AT
THE DOOR!"

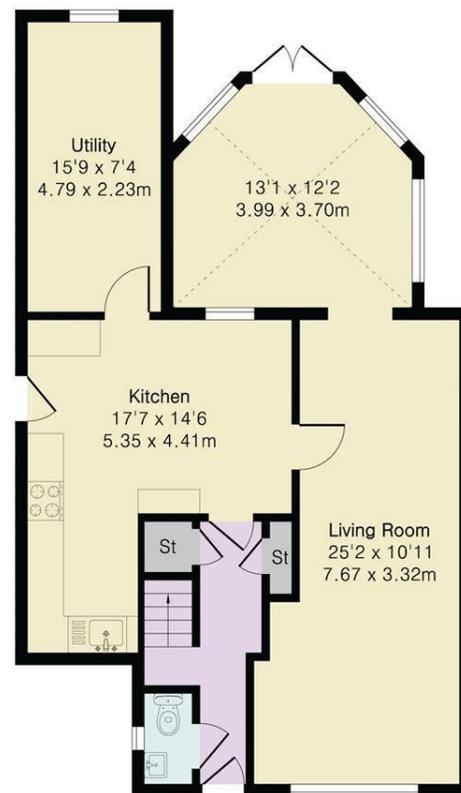




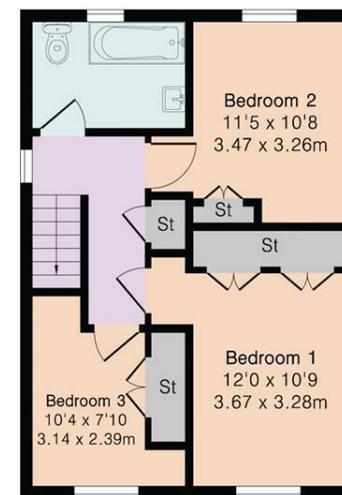
Approximate Gross Internal Area 1258 sq ft - 117 sq m

Ground Floor Area 824 sq ft – 77 sq m

First Floor Area 434 sq ft – 40 sq m



Ground Floor



First Floor

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

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