

6A Hollydell  
Herford, SG13 8BE  
Guide price £2,950,000

**ma**  
morgan alexander





## 6A Hollydell Herford, SG13 8BE

The entrance hall is bright, spacious and well finished, with excellent storage and a strong sense of arrival.

The layout is both practical and flexible. A separate living room offers a relaxed retreat, while a playroom, with adjoining WC/shower room, provides valuable additional space for family life, home working or entertaining.

At the centre of the home is a superb kitchen, dining and living space. A large island, bespoke cabinetry, range cooker and ample storage create a highly functional yet sociable environment. Wide glazed doors open directly onto the terrace, bringing in natural light and connecting seamlessly to the garden. A pantry, utility and cloakroom/WC sit just off the kitchen.

A standout feature is the barn-style family room, linked to the house via a glass walkway and boot room. Ideal for relaxing or entertaining, it includes a WC/shower room, mezzanine level and French doors to two private courtyard gardens.

Upstairs, six well-proportioned bedrooms are arranged over two floors. The principal suite includes a dressing area and en suite, with additional bath and shower rooms supporting the remaining bedrooms, making the home well suited to larger families.

Outside, the rear garden is private and established, with a large terrace perfect for entertaining. A detached outbuilding, currently used as a gym, adds further versatility. To the front, a gated driveway provides ample parking and privacy.





**Approximate Gross Internal Area 5243 sq ft - 486 sq m  
(Excluding Outbuilding)**

Ground Floor Area 2814 sq ft – 261 sq m

First Floor Area 1681 sq ft – 156 sq m

First Floor Of Family Room Area 141 sq ft – 13 sq m

Second Floor Area 607 sq ft – 56 sq m

Outbuilding Area 216 sq ft – 20 sq m



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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