

2 Valley Close
Herford, SG13 8BD
Guide price £975,000

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This property has been lovingly cared for over the years, creating a warm and inviting family home.

Upon entering, you are welcomed by a spacious entrance hall with convenient under-stairs storage, a staircase rising to the first floor, and access to the principal living areas and cloakroom/WC.

The living room is situated at the front of the house, featuring a large window overlooking the pleasant street scene and a feature fireplace. Sliding doors lead through to the dining room, which enjoys a side aspect and double doors opening into the family room.

The family room forms part of the rear extension and is positioned at the back of the house, with sliding doors providing direct access to the garden, creating an ideal space for both everyday living and entertaining.

The fitted kitchen leads through to a breakfast room with space for a table. A door from here opens into a side lobby, providing access to the front, rear garden, and the garage.

On the first floor, the main bedroom benefits from a delightful roof terrace overlooking the garden and walk-in wardrobe. There are three further bedrooms and a family bathroom, fitted with a bath and a separate walk-in shower.

To the front, the property features a landscaped resin driveway providing off-street parking and leading to the garage, with side access to the rear garden.





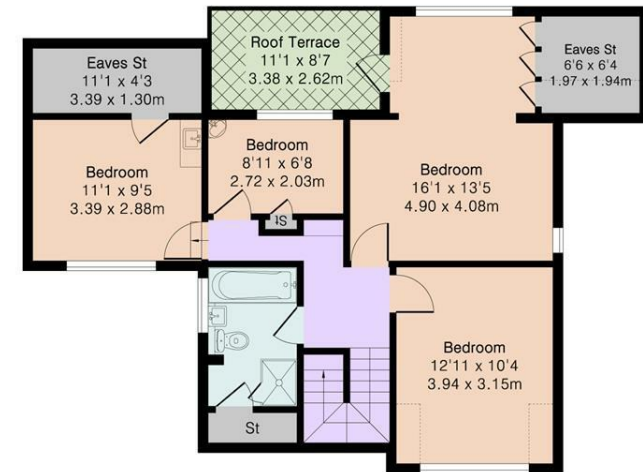
**Approximate Gross Internal Area 1677 sq ft - 156 sq m
(Including Garage)**

Ground Floor Area 1007 sq ft – 94 sq m

First Floor Area 670 sq ft – 62 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		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

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.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH

Tel: 01992 248028

westley@morgan-alexander.co.uk