

220 Ware Road
Herford, SG13 7HB
Guide price £679,995

ma
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The ground floor offers an inviting entrance hall leading to a beautifully presented living room, complete with bespoke cabinetry, plantation shutters, stripped wooden flooring and an attractive feature fireplace with decorative tiled inserts and bay window.

To the rear of the property is the spectacular open plan kitchen/dining/family room, which forms the true heart of the home. This superb contemporary space has been cleverly designed with polished concrete flooring, exposed steel beams, Velux skylights and large glazed bi-folding doors opening directly onto the garden, flooding the room with natural light. The sleek matte black kitchen is beautifully appointed with quartz worktops, integrated appliances, excellent storage and a breakfast bar unit, creating a highly sociable and practical entertaining space.

There is also a separate utility room/WC.

On the first floor there are two generous bedrooms, both beautifully presented and retaining plenty of character, alongside a family bathroom featuring a freestanding roll-top bath, separate shower and stripped wooden flooring.

The loft conversion has been expertly executed to create an impressive bedroom suite with excellent proportions, eaves storage and a shower room, offering an ideal principal retreat or guest accommodation.

Outside, the landscaped rear garden has been thoughtfully designed to provide distinct seating and entertaining areas, with a large paved terrace leading to raised planting beds and steps up to a lawn garden with an additional decked seating area to the rear. The garden feels wonderfully private and leafy, making it perfect for both outdoor dining and family use. Side access leads back to the front of the property and there is a useful storage outbuilding at the rear of the garden.

To the front there is off street parking and an attractive brick-built façade, complementing the handsome Edward façade.



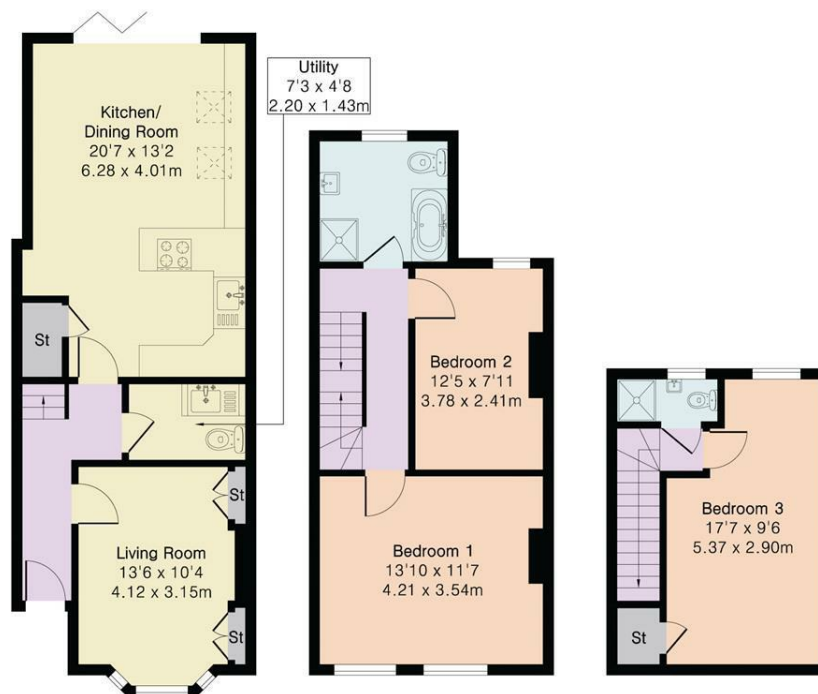


Approximate Gross Internal Area 1135 sq ft - 106 sq m

Ground Floor Area 514 sq ft – 48 sq m

First Floor Area 400 sq ft – 37 sq m

Loft Area 221 sq ft – 21 sq m



Ground Floor

First Floor

Loft 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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