

4 Nelson Street
Herford, Herfordshire SG14 3AG
Guide price £550,000

ma
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The accommodation immediately impresses with its bright and welcoming feel. The front reception room is an elegant space, centred around a beautiful cast iron fireplace and complemented by original proportions.

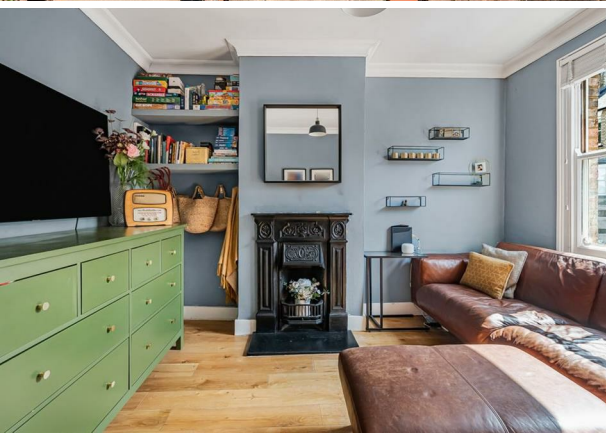
To the rear, the property opens into a superb dining room, creating an excellent everyday living and entertaining space. A charming window seat overlooks the rear garden, whilst bespoke storage and warm timber flooring add both practicality and character. The dining room flows seamlessly into the beautifully refitted shaker-style kitchen, which offers an extensive range of shaker-style wall and base units, quality work surfaces, integrated appliances and direct access onto the rear garden. A particularly useful ground floor cloakroom/WC is discreetly positioned beneath the staircase.

The first floor provides two well-proportioned bedrooms, whilst the second floor bedroom offers an ideal child's bedroom, nursery or home office. These rooms are served by a beautifully appointed family bathroom, with a contemporary white suite including a shower over the bath.

The top floor is dedicated to an excellent guest bedroom, offering a bright and spacious retreat complete with useful eaves storage. Equally suited as a principal bedroom, teenager's room or home office, this versatile space adds further flexibility to the accommodation.

Outside, the rear garden has been thoughtfully landscaped to provide an attractive yet low-maintenance outdoor space. A generous decked terrace immediately adjoins the house, creating the perfect setting for summer dining and entertaining, whilst the lawn is framed by mature planting and established trees, providing a wonderful degree of privacy. A further seating area is at the rear of the garden.



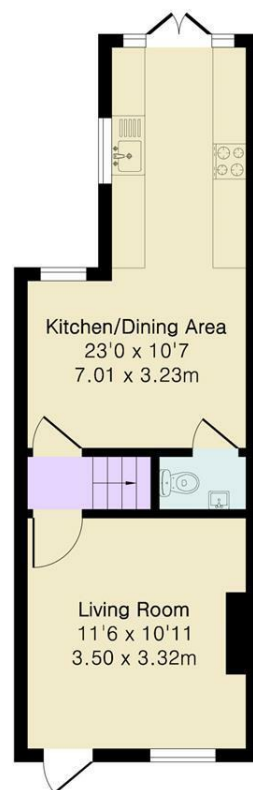


Approximate Gross Internal Area 815 sq ft - 76 sq m

Ground Floor Area 331 sq ft – 31 sq m

First Floor Area 331 sq ft – 31 sq m

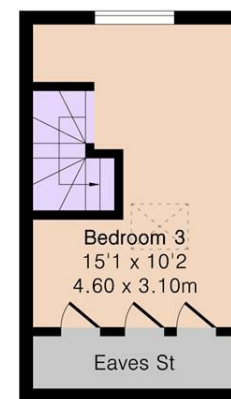
Loft Area 153 sq ft – 14 sq m



Ground Floor



First Floor



Loft

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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