

22 The Wick
Herford, Herfordshire SG14 3HW
Guide price £660,000

ma
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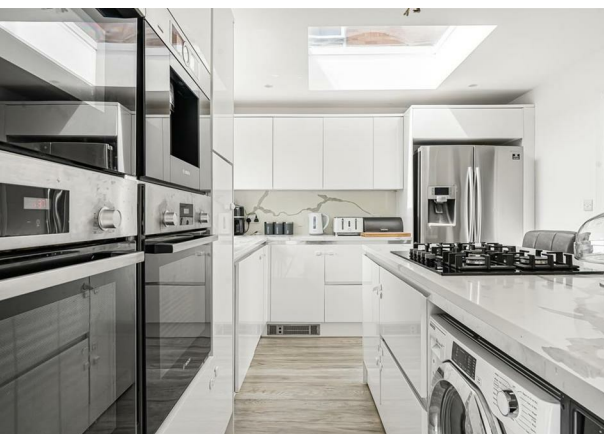
Set well back from the road behind an attractive block paved driveway providing ample off-street parking, this beautifully modernised detached family home creates an impressive first impression. Thoughtfully reconfigured throughout, the accommodation offers bright, contemporary living spaces perfectly suited to modern family life.

A spacious entrance hall leads to an elegant living room overlooking the front garden, providing a peaceful retreat away from the main entertaining space.

The heart of the home is the stunning 27ft open-plan kitchen, dining and family room, beautifully fitted with sleek contemporary cabinetry, quartz-style work surfaces, a substantial central island with breakfast bar, integrated appliances and an impressive roof lantern flooding the room with natural light. Bi-fold doors open onto the landscaped terrace, creating a seamless connection between the house and garden.

A further versatile reception room is currently arranged as a home office but could equally serve as a playroom, snug or occasional fourth bedroom. A contemporary cloakroom completes the ground floor. Upstairs are three well-proportioned bedrooms, including an excellent principal bedroom with extensive fitted wardrobes, together with a beautifully finished contemporary family bathroom. The landscaped rear garden has been designed for low-maintenance family living, featuring a generous entertaining terrace, artificial lawn and mature planting providing excellent privacy. To the rear sits an impressive detached garden studio of approximately 107 sq ft, ideal as a home office, gym, treatment room or creative workspace.



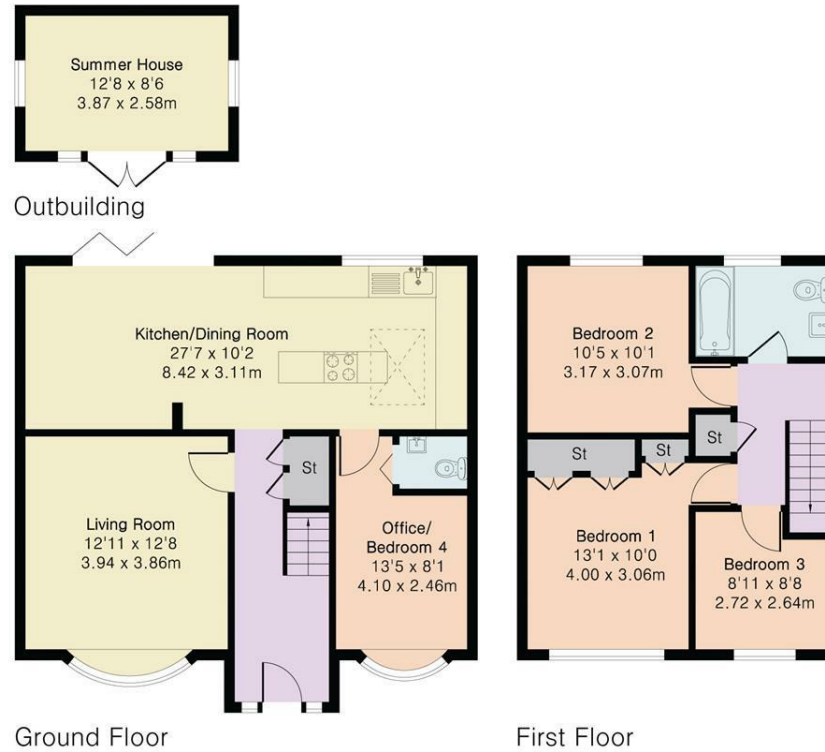


**Approximate Gross Internal Area 1150 sq ft - 107 sq m
(Excluding Outbuilding)**

Ground Floor Area 695 sq ft – 65 sq m

First Floor Area 455 sq ft – 42 sq m

Outbuilding Area 107 sq ft – 10 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 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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