

4 White Horse Close
Herford, SG14 2FJ
Guide price £1,295,000





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SET BEHIND GATES WITHIN THIS PRIVATE DEVELOPMENT IS THIS EXCEPTIONAL BEAUTIFULLY PROPORTIONED FIVE-BEDROOM HOME OFFERING HIGH-QUALITY, SPACIOUS FAMILY ACCOMMODATION IN THE PICTURESQUE VILLAGE OF HERTINGFORDBURY.

Set in the heart of the quiet village in a picturesque location, the townhouses have been carefully designed, with a traditional brick facade, to blend in with the surrounding period properties. Each home is arranged over four floors, with flexible layouts to suit the needs of contemporary living. The generously-sized rooms have high ceilings and handsome traditional sash windows.

In addition to the eight townhouses, the Close has an unusually large and stylish two-bedroom detached home. The Close is set behind electric gates and has undercover parking.

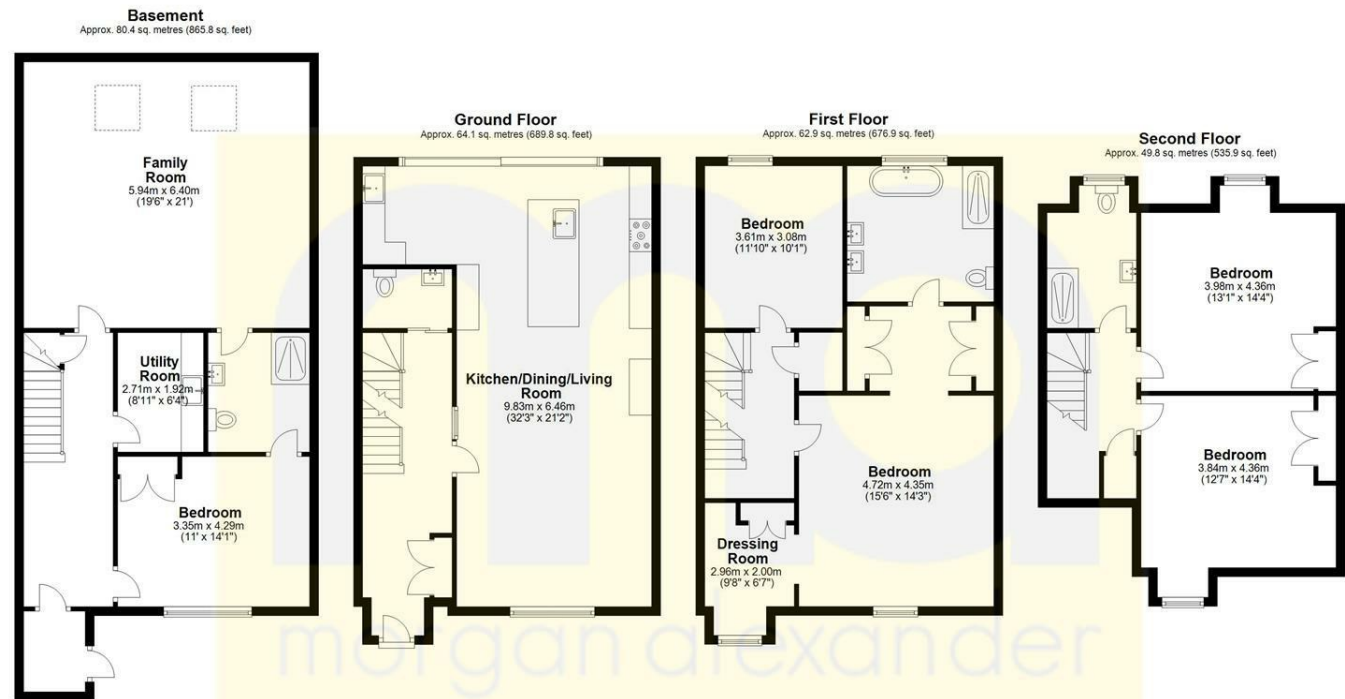
Considerable care and attention to detail has been devoted to the five-bedroom townhouses, each offering over 2,768.4 sq. ft. of living space. The basement has been cleverly thought out to maximise space and light, with a large family/games room to the rear, a bedroom with a Jack and Jill shower room, a utility room and a large understairs storage cupboard. The flexible space can be used by the family or could become a self-contained guest suite.

The whole of the ground floor is taken up with an extensive open plan kitchen/dining/living and utility space and a cloakroom in the hallway. The contemporary kitchen has fully integrated Siemens appliances and the sliding doors leading onto the landscaped, secluded garden make it ideal for entertaining.

The master bedroom, which has two dressing rooms and a sumptuous en suite, plus a further double bedroom/large office and a large storage cupboard are on the first floor, while a family shower room serves the two double bedrooms on the top floor.

Undercover parking for two cars with electric car charging point allows the development to remain car free so that residents can enjoy the landscaped communal gardens.





Total area: approx. 257.2 sq. metres (2768.4 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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

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