

15 Warren Terrace  
Herford, Herfordshire SG14 3JE  
Guide price £800,000

**ma**  
morgan alexander





## 15 Warren Terrace Herford, Herfordshire SG14 3JE

This charming three bedroom end of terrace Victorian house is located on the highly sought-after Warren Terrace and offers a perfect blend of modern living and period features. Upon entering the property, you are greeted by a welcoming entrance hall with underfloor heating with a convenient w/c. The cosy lounge to the front of the home provides a cosy space complete with a fully functioning wood burner.

Named The Burrow, the highlight of this property is undoubtedly the stunning modern kitchen diner, which has been beautifully designed and is perfect for entertaining guests. The kitchen boasts high-quality fixtures and fittings, quartz worktop, Quooker boiling hot water tap, integrated Bosch appliances, wine fridge, underfloor heating and ample storage space. The dining area is flooded with natural light, creating a warm and inviting atmosphere.

At the rear of the house, the family room benefits from bi-fold doors to the back garden with individual, electrically powered blinds, vaulted ceilings complete with electrically operated Velux windows and built in blinds, a hidden storage room and underfloor heating.

The basement of the home is being used as a bedroom by the current vendors - its been tanked, central heated. A fantastic usable space with plenty of head height, perfect for use as a home office, gym or additional living space. Completing the room is a lightwell providing natural light complete with fully opening and locking window complying with building regs.

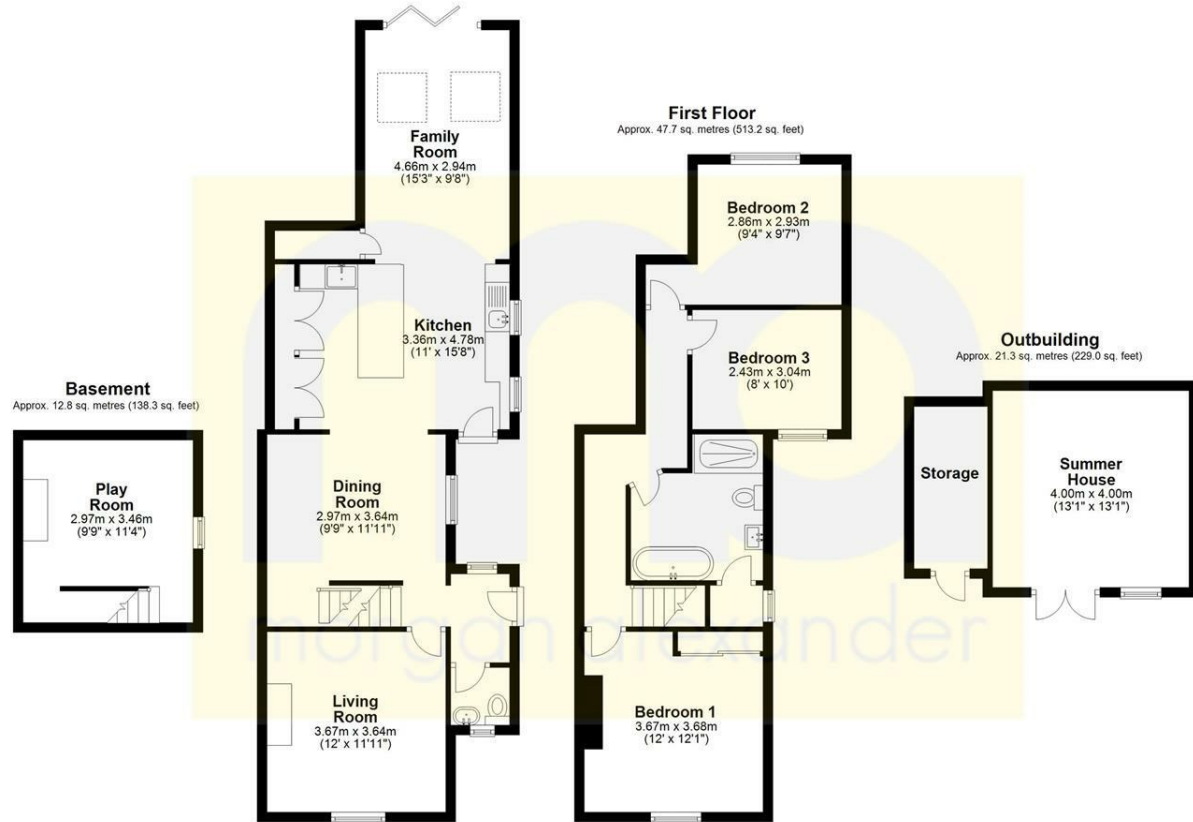
The landscaped rear garden is a great size and provides a wonderful space for outside dining and family fun. It is perfect for entertaining friends and family during the summer months. The paving is newly laid granite slabs from front to back. At the end of the garden is a log cabin style summerhouse with power and heating, double glazed windows and an attached store room.



THIS  
KITCHEN  
IS FOR  
*dancing*



**Ground Floor**  
Approx. 63.6 sq. metres (685.0 sq. feet)



Total area: approx. 145.4 sq. metres (1565.5 sq. feet)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

**PROPERTY MISDESCRIPTIONS ACT 1991**

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