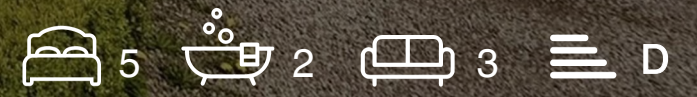




51 Folly Lane, Hereford, HR1 1LR

Asking Price £749,995



## 51 Folly Lane, Hereford, HR1 1LR

Trivett Hicks is pleased to offer this spacious well appointed 4/5 bedroom executive style detached property. The property is situated in one of the most sought after locations in Hereford, within a gated development of just three properties. The property is in walking distance to Hereford College and close proximity to Hereford City itself.

The accommodation in more detail offers; entrance porch, entrance hall, living room, dining room, downstairs Wc, conservatory, modern kitchen/breakfast room, kitchen having granite worktops and integrated appliances, utility room, downstairs guest bedroom with en-suite shower room. To the first floor four bedrooms two with en-suite shower room/bathroom and a further separate family bathroom. Outside the property has enclosed lawn gardens, ample parking for several cars, plus a spacious double garage with electric roller door.

### FULL DETAILS

#### ENTRANCE PORCH

Obscure double glazed window to the rear aspect, double glazed windows to the front and side aspect, terracotta style ceramic tiled flooring, double glazed door with stained coloured glass to:

#### ENTRANCE HALL

Two double radiators, solid wood flooring, telephone point, power points, stairs to the first floor, door to:

#### CLOAKROOM

Fitted with two piece suite comprising, wash hand basin in vanity unit with cupboard under, tiled surround, low-level WC, terracotta style ceramic tiled flooring, sliding door, door to:

#### KITCHEN/BREAKFAST ROOM 23'9" x 12'7" (7.24m x 3.84m )

Fitted with a matching range of base and eye level units with granite worktop space, unit underlighting, integrated dishwasher, space for fridge/freezer, fitted electric fan assisted oven, four ring ceramic hob with extractor hood over, double glazed windows to the rear aspect, tiled flooring, power points and ceiling spotlights, door to:

#### LIVING ROOM 19'11" x 13'10" (6.08m x 4.23m )

Double glazed window to the front and side aspect, double radiator, power points, gas fire set in marble hearth with wooden mantle over, double doors lead out to garden:

#### DINING ROOM 13'10" x 12'11" (4.24m x 3.96m )

Double glazed window to the side aspect, double radiator, power points, double glazed sliding door to:

#### CONSERVATORY 15'3" x 14'7" (4.67m x 4.45m )

Double glazed windows to the rear and side aspects, three radiators, double glazed double doors to the rear garden, door to:

#### UTILITY ROOM 12'7" x 4'9" (3.84m x 1.45m )

Fitted with a matching range of base units, plumbing for automatic washing machine, space for tumble dryer, double glazed window to the side aspect, tiled flooring, power points, Worcester wall mounted gas boiler serving heating system and domestic hot with heating timer control, door to:

#### BEDROOM 5/SITTING ROOM 19'1" x 16'4" (5.82m x 4.99m )

Double glazed window to the front and side aspect, double radiator and power points.

#### SHOWER ROOM

Fitted with three piece suite comprising shower cubicle enclosure with power shower and glass screen, pedestal wash hand basin with tiled splashbacks, low-level WC, heated towel rail, extractor fan, shaver point and light, ceramic tiled flooring and ceiling spotlights, door to:

#### FIRST FLOOR

#### LANDING

Power points, access to the roof space, fitted walk-in cupboard housing the hot water tank, door to:





**MASTER BEDROOM** 18'10" x 16'2" (5.76m x 4.95m)  
Double glazed window to the front aspect, fitted range of wardrobes to the one wall, double radiator, double glazed double doors to:

**BALCONY** 18'10" x 4'1" (5.76m x 1.25m )

**EN-SUITE BATHROOM**

Fitted with four piece suite comprising jacuzzi bath, wash hand basin in vanity unit with cupboard under, fully tiled walls, shower enclosure with shower having body jets, low-level WC, heated towel rail, double glazed window to the side aspect, ceramic tiled flooring and fitted eaves storage cupboard.

**BEDROOM 2** 13'10" x 11'11" (4.23m x 3.65m )

Double glazed window to the front aspect, double radiator, power points and fitted wardrobe with double doors, door to:

**EN-SUITE SHOWER ROOM**

Fitted with three piece suite comprising shower enclosure with fitted power shower, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan, obscure double glazed window to the side aspect, ceramic tiled flooring, ceiling spotlights, door to:

**BEDROOM 3** 17'5" x 13'11" (5.33m x 4.25m )

Double glazed windows to the rear aspect, radiator and power points.

**BEDROOM 4** 9'5" x 8'9" (2.89m x 2.67m )

Double glazed window to the front aspect, power points, radiator and over-stairs storage cupboard.

**BATHROOM**

Fitted with four piece suite comprising panelled bath with hand shower attachment over, fully tiled walls, wash hand basin, shower cubicle with power shower, low-level WC, white heated towel rail, obscure double glazed window to the rear aspect and vinyl flooring.

**DIRECTIONS**

Leave Hereford on Commercial Road A465 passing through the traffic lights and over the railway bridge. Continue up Aylestone Hill until you reach the mini roundabout. Take the second exit at the roundabout then continuing along Folly Lane passing Carter Grove. Take the next turning into a gated cul-de-sac and the property will be found immediately on the right hand side.

**COUNCIL TAX**

Band G £3845.57 2024/2025 (A reduction may be applicable for single occupancy)

**LOCAL AUTHORITY**

Herefordshire Council. Tel: 01432 260000.

**TO VIEW**

Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

**MONEY LAUNDERING REGULATIONS**

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

**N.B**

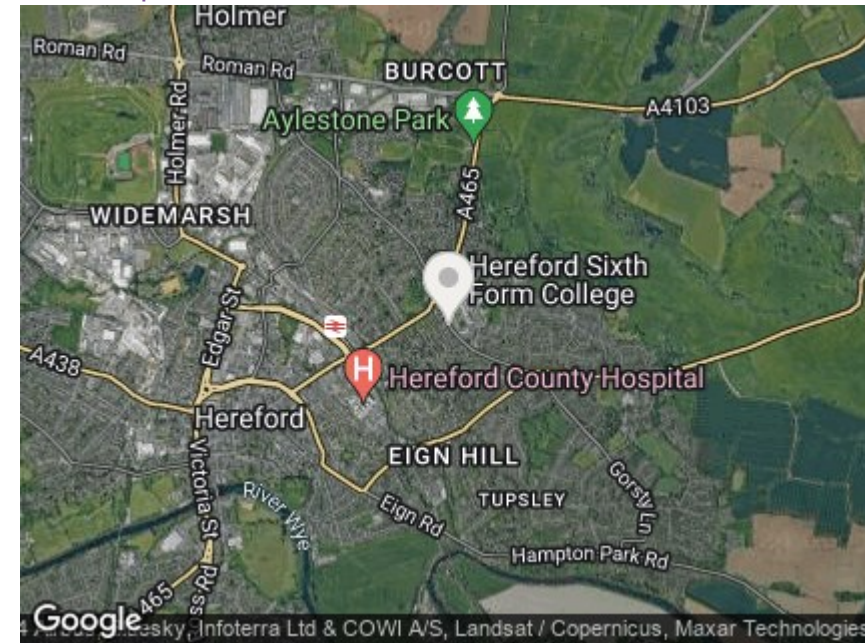
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.



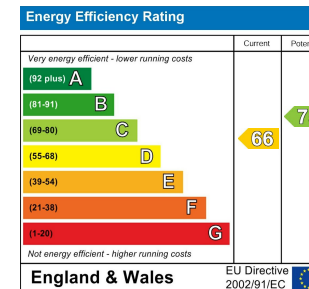
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Hereford**  
T 01432 274300  
E hereford@trivett-hicks.com  
10 St. Peters Street  
Hereford  
HR1 2LE

**Directors**  
Jason Hicks MNAEA  
Jeremy Trivett

**TrivettHicks Ltd Registered Office**  
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

**Ross-on-Wye**  
T 01989 768666 F 01989 764185  
E ross@trivett-hicks.com  
53 Broad Street  
Ross-on-Wye  
HR9 7DY