



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



23 Folly Lane, Hereford, HR1 1LX

'Situated in a sought after residential location close to Hereford City Centre, a well presented, four bedroom detached family home with views across Herefordshire countryside, gas central heating, double glazing, off road parking, garage and enclosed rear garden'

£525,000 (Freehold)

Residential Sales

23 Folly Lane, Hereford, HR1 1LX

LOCATION

The property is located to the north of Hereford City off Aylestone Hill and is conveniently located close to Hereford City Centre. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented, four bedroom, detached family home with balcony and views across Hereford, off road parking, garage and enclosed rear garden, with the added benefit of gas central heating and double glazing (where specified). The accommodation comprises: entrance hall, cloakroom, utility room, kitchen/dining room, sitting room, sun room, first floor landing with four bedrooms (en-suite and dressing room to the master bedroom) and family bathroom. In more detail the accommodation comprises:

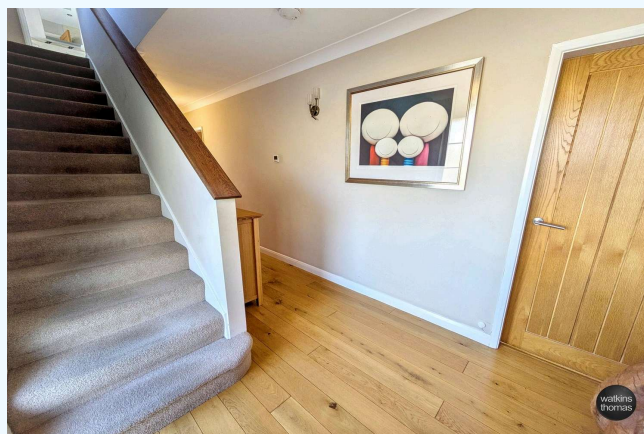
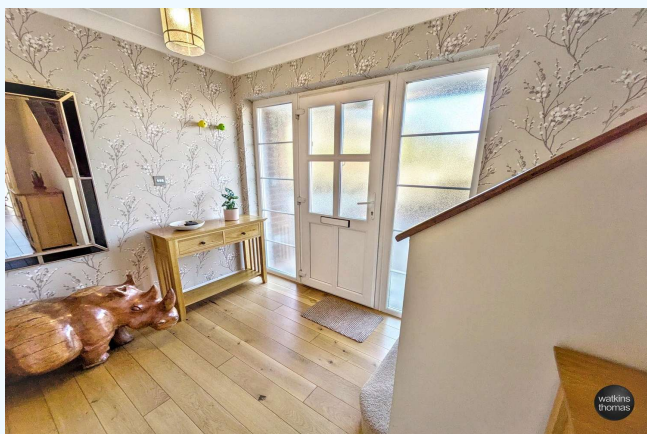
ON THE GROUND FLOOR:

Canopy Entrance Porch

With front aspect double glazed entrance door leading to the entrance hall.

Entrance Hall

With front aspect double glazed window, stairs to the first floor, under-stairs storage cupboard, smoke alarm, coved ceiling, under floor heating and wooden flooring.



Cloakroom

With front aspect double glazed window, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, heated towel rail, tiled flooring with underfloor heating and extractor fan.

Utility Room

2.57m (8'5) x 2.26m (7'5)

With front aspect double glazed window, a range of units comprising work surface with tiled splash backs, base unit under, plumbing and space for washing machine, space for upright fridge freezer, tiled flooring, under floor heating, wall mounted gas central heating boiler and side aspect double glazed door to the side path.



23 Folly Lane, Hereford, HR1 1LX

Kitchen

3.84m (12'7) x 3.33m (10'11)

With side aspect double glazed window. A range of units comprising a 1½ bowl ceramic sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, integrated dishwasher, integrated electric double oven and hob with cooker hood over, integrated fridge, central island with breakfast bar and base units, coved ceiling, tiled flooring with under floor heating, access to the dining area and sitting room.



Dining Area

2.97m (9'9) x 2.64m (8'8)

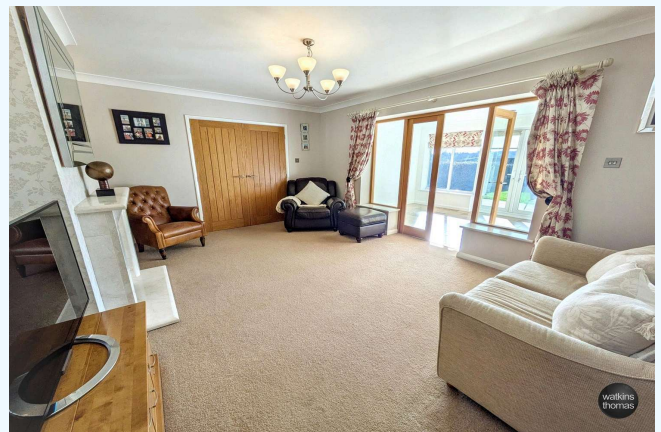
With rear aspect double glazed window and French doors giving access to the rear garden with views across Hereford. Inset spot lights, coved ceiling, tiled flooring and under floor heating.



Sitting Room

5m (16'5) x 3.84m (12'7)

With rear aspect windows and French doors to the sun room, coved ceiling, gas fire with decorative surround, wall light, television point and under floor heating.

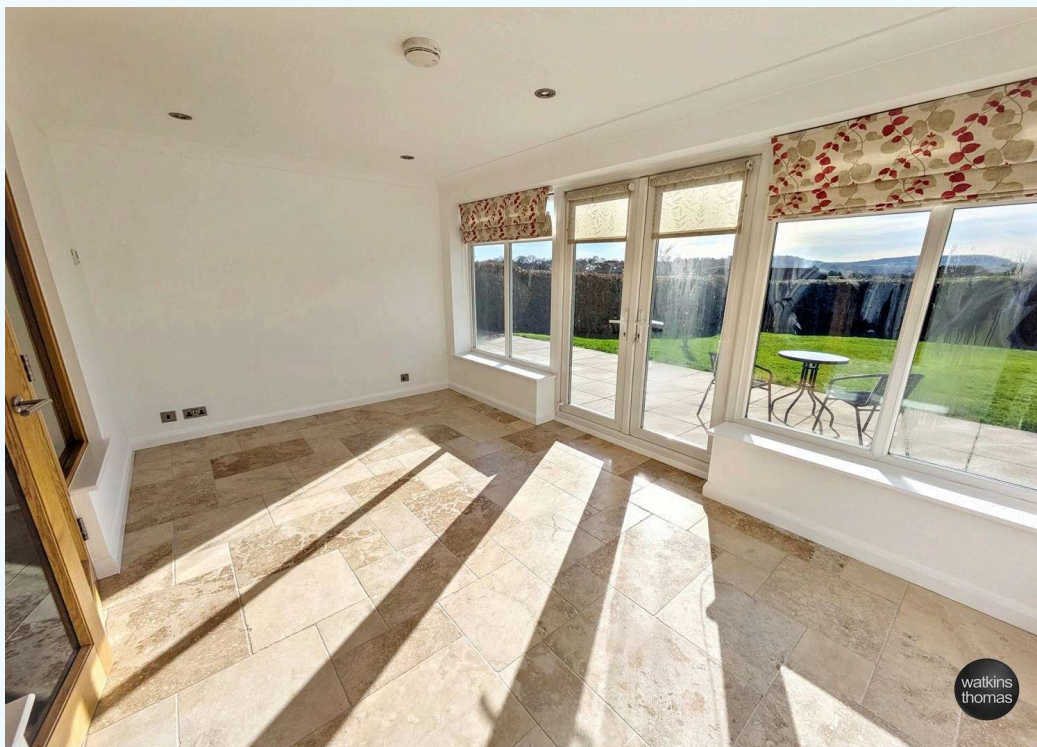


23 Folly Lane, Hereford, HR1 1LX

Sun Room

4.57m (15'0) x 2.67m (8'9)

With rear aspect double glazed windows and French doors giving access to the garden. The room enjoys views across the garden and towards Herefordshire countryside. Inset spotlights, smoke alarm, tiled flooring and under floor heating.



ON THE FIRST FLOOR:

Landing

With front aspect double glazed window, airing cupboard, access hatch to loft space, coved ceiling, smoke alarm, panelled radiator, doors to bedrooms and bathroom.

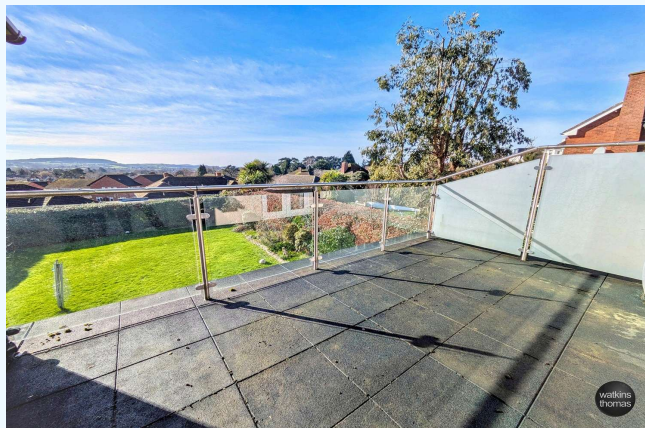
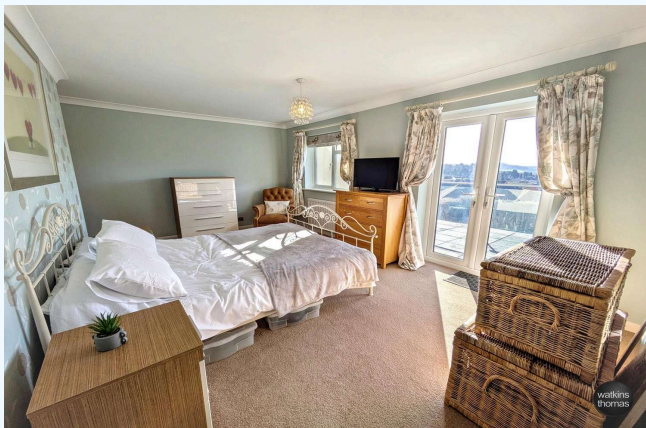


23 Folly Lane, Hereford, HR1 1LX

Bedroom 1

5.03m (16'6) x 3.18m (10'5) (plus door recess)

With rear aspect double glazed window, panelled radiator, coved ceiling, access to the dressing room and double glazed French doors to the BALCONY - with glass panelled balustrade and views across Hereford.



Dressing Room

1.83m (6'0) (to the wardrobe) x 2.01m (6'7)

With rear aspect double glazed window, panelled radiator, built-in wardrobe with sliding doors and door to en-suite bathroom.

En-Suite Bathroom

2.46m (8'1) x 2.01m (6'7)

With front aspect double glazed window with suite comprising panel enclosed bath with mixer tap and separate shower attachment, pedestal mounted wash hand basin, low flush wc, heated towel rail, extractor fan, spot lights, partially tiled wall surround and tiled flooring.



Bedroom 2

3.61m (11'10) (maximum) x 3m (9'10)

With rear aspect double glazed window, built-in double wardrobe, access hatch to loft space, panelled radiator, coved ceiling and views across Hereford.

Bedroom 3

3.18m (10'5) x 2.26m (7'5)

With side aspect double glazed window, coved ceiling, panelled radiator and built-in double wardrobe.



23 Folly Lane, Hereford, HR1 1LX

Bedroom 4

2.79m (9'2) x 2.51m (8'3)

With front aspect double glazed window, coved ceiling and panelled radiator.

Bathroom

2.59m (8'6) x 2.29m (7'6)

With front and side aspect double glazed windows, suite comprising panel enclosed bath with mixer tap and separate shower attachment. Separate cubicle with thermostatically controlled shower, pedestal mounted wash hand basin, low flush wc, partially tiled wall surround, heated towel rail, inset spot lights and tiled flooring.



OUTSIDE:

To the front of the property is a block paved driveway and parking area with access to the GARAGE with up and over door, power and lighting with rear aspect window and door to the rear garden. A side path gives access to the rear garden.

To the immediate rear of the property is a patio leading to the main garden which is laid to lawn with various shrub borders. The garden is enclosed by hedging to provide a degree of privacy.



23 Folly Lane, Hereford, HR1 1LX



COUNCIL TAX BAND D

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

23 Folly Lane, Hereford, HR1 1LX

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along Aylestone Hill, on reaching the roundabout, take the second exit onto Folly Lane. Continue along Folly Lane, pass over the traffic lights and the property is located on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

16th February 2026

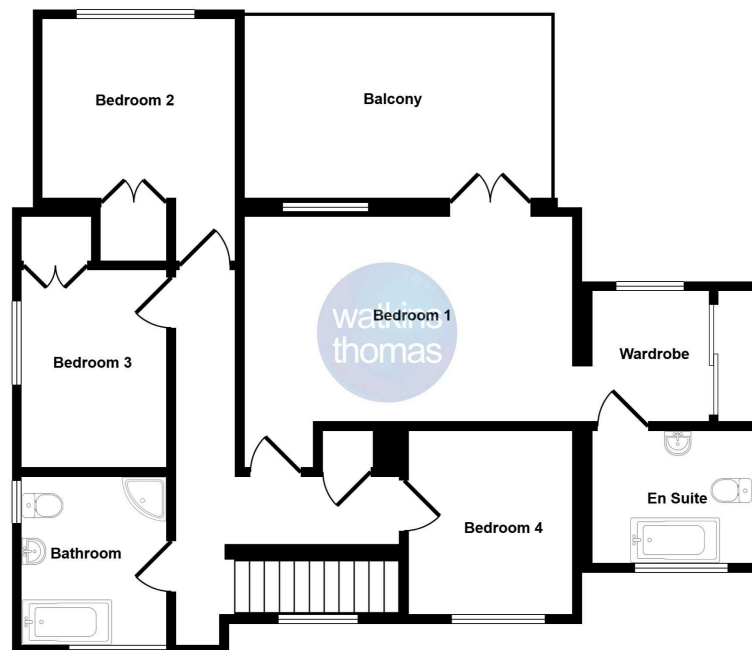
ID41345

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



First Floor
Approx 74 sq m / 797 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

23 Folly Lane, Hereford, HR1 1LX

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx 90 sq m / 968 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.