



7 FOLLY DRIVE HEREFORD HR1 1NE

£350,000
FREEHOLD

Situated in this sought after residential location, an immaculately presented and extended three bedroom semi detached property offering ideal family accommodation. The property benefits from an extended ground floor offering a spacious open plan living space with utility and downstairs toilet. There is a low maintenance garden to the rear with useful garden room. A viewing is highly recommended.



7 FOLLY DRIVE

- Popular residential location
- Immaculately presented throughout
- Extended three bedroom semi detached
- Off road parking, single garage & low maintenance garden
- Ideal family home
- Must be viewed!



Ground Floor

With recessed entrance porch and composite door leading into the

Reception Hall

A spacious reception hall with wood effect flooring, two ceiling light points, gas central heating thermostat, radiator, useful storage cupboard for coats and shoes, stairs leading up with woollen carpet runner, useful understair storage cupboard with wall mounted fuse box, an opening into the open plan living area and door leading into the

Sitting Room

With woollen carpet, radiator, central ceiling light with two additional wall lights, double glazed bay window to the front allowing for natural light to flow through with half shutter blinds, a feature brick fireplace with wooden surround and tiled hearth.

Open Plan Living Area

A beautifully appointed fitted kitchen, featuring coordinated wall and base units complemented by solid wooden work surfaces and tiled splashbacks. A central island with Belfast sink forms the heart of the space, incorporating an integrated dishwasher and a wooden breakfast bar ideal for casual dining. There is ample space for a freestanding fridge/freezer and a range-style cooker, complete with a fitted extractor hood above. The kitchen is enhanced by recessed spot lighting, wood-effect flooring, and the added comfort of underfloor heating.

The kitchen flows seamlessly into the dining area, which is flooded with natural light from two Velux windows and bi-folding doors opening directly onto the rear patio, creating an excellent indoor-outdoor entertaining space. A central ceiling light defines the dining area, while beyond, the living area features a large ceiling light point and a striking exposed brick fireplace with wood-burning stove set on a tiled hearth, adding

warmth and character to the room.

A door from the kitchen leads into the...

Utility Room

Comprising fitted base units, ceramic sink and drainer unit with solid wood work surfaces, under counter space for washing machine and tumble dryer, double glazed window and stable door leading out to the rear garden, tiled floor with under floor heating, recess spotlights, useful pantry cupboard with fitted wooden shelving and doors to the single garage &

Downstairs W/C

A two piece Burlington wash hand basin with tiled splash back, low flush W/C, double glazed window, recess spotlights and part panelled wall.

First Floor Landing

With woollen carpet, smoke alarm, ceiling light point, double glazed window; loft hatch and doors to

Bedroom One

The principal bedroom with exposed wooden floorboards, radiator, ceiling light point, feature fireplace with tiled hearth, ample space to either recess for wardrobes and a double glazed window with fitted blind to the front aspect.

Bedroom Two

A spacious double bedroom with fitted carpet, ceiling light point, radiator, feature fireplace with tiled hearth and double glazed window to the rear aspect with fitted blind.

Bedroom Three

A flexible third bedroom used as a nursery, single bedroom or home office with fitted carpet, radiator, ceiling light point and double glazed window with fitted blind to the front aspect.

Bathroom

This is a bright, elegant farmhouse-style bathroom with a strong classic Burlington look throughout.

The room features a spacious walk-in glass shower enclosure

with a fully tiled surround and chrome fittings, set neatly to one side. Alongside sits a freestanding roll-top bath on traditional claw feet, complete with a floor-mounted chrome mixer tap and hand-held shower, creating a real focal point and a sense of period charm. A pedestal wash hand basin with polished chrome taps is positioned opposite, complemented by a low-level WC, all in keeping with the traditional styling. The walls are finished in a soft neutral tone with part tiling in classic white metro tiles, adding both practicality and timeless appeal. Additional features include wood-effect flooring, a chrome heated towel rail/radiator, recessed ceiling spotlights, and tasteful wall lighting. A double-glazed window allows plenty of natural light to flood the space while maintaining privacy, resulting in a calm, airy and well-balanced bathroom ideal for both relaxation and everyday use.

Outside

To the front of the property, there is a tarmac driveway providing off road parking with access to the recessed entrance porch with automatic sensor light, access to the single garage with opening doors and to the side access gate. There are three additional useful outside lights.

To the rear a fantastic low maintenance garden with a large paved patio area perfect for entertaining, steps lead to a further paved area with two raised vegetable beds and an array of plants and shrubbery. To the side there is a wooden access gate and useful outside tap and power points. The rear garden is enclosed by a mix of brick walling, fencing and hedging.

Within the rear there is a large purpose built cabin currently used as a home office/gym. The cabin benefits from light, power, and an air conditioning unit which blows both hot and cold.

There is also a single garage with light, power, personal door

leading into the utility room & opening doors onto the front drive.

Directions

From Hereford proceed towards Worcester on the A4103 (Aylestone Hill) and, at the roundabout at the top of Aylestone Hill, take the 3rd exit into Folly Lane. Continue down the hill, passing the college on the left hand side, over the next set of traffic lights and then turn left into Folly Drive and the property is located towards the end of the cul-de-sac on the left hand side.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Residential Lettings & Property Management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

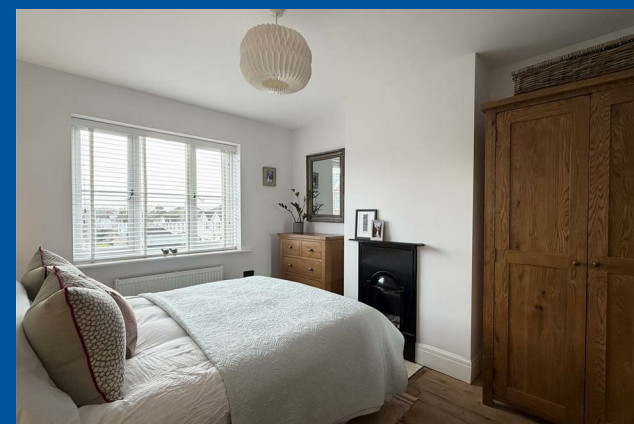
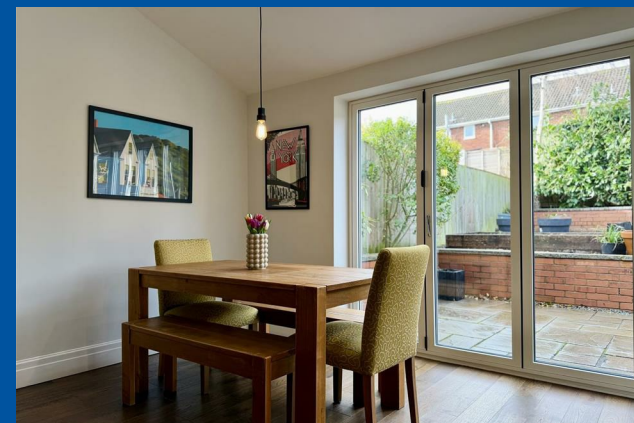
Tenure & Possession

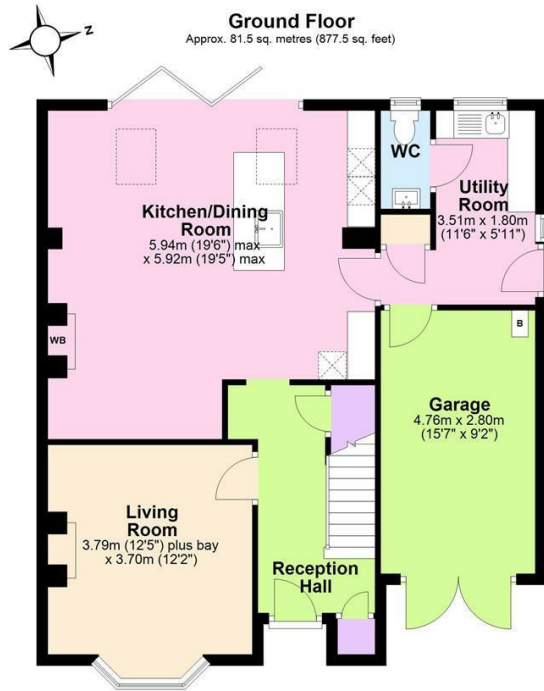
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

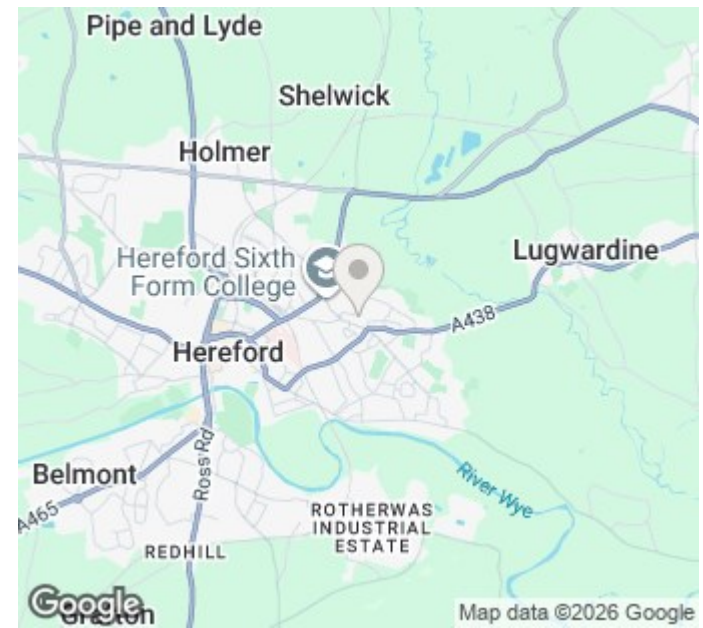
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Total area: approx. 137.9 sq. metres (1484.9 sq. feet)
7 Folly Drive, Hereford

EPC Rating: C Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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