

25 The Folly
Herford, SG14 1QD
Guide price £475,000





25 The Folly Hertford, SG14 1QD

The accommodation begins with a welcoming living room featuring exposed brickwork, a charming fireplace with oak mantel beam, solid wood flooring and bespoke shelving, creating a warm and inviting space to relax. To the rear, the spacious kitchen/dining room is flooded with natural light and offers an excellent entertaining space, complete with modern induction hob, extensive work surfaces and ample room for dining. The rear entrance serves as the principal day-to-day access point and benefits from useful built-in storage for coats and shoes.

Beyond the kitchen is a remodelled family bathroom. Previously arranged as separate rooms, the bathroom and WC have been thoughtfully combined to create a more practical and spacious layout. Underfloor heating has been installed within both the bathroom and entrance area, adding an extra touch of comfort.

The first floor offers two well-proportioned double bedrooms, both full of character and complemented by bespoke fitted storage. The principal bedroom provides excellent built-in wardrobes, while the second bedroom offers flexibility as a guest room, nursery or home office.

The property has benefited from a number of significant improvements in recent years including a newly installed boiler, renovated and insulated front door, rebuilt staircase with increased tread depth for improved safety and usability, upgraded loft access with newly installed folding ladder, power and lighting to the loft space, and solid wood insulated flooring throughout much of the home.

Externally, the rear garden is a particular highlight. Beautifully landscaped with composite decking, mature planting and a covered seating area beneath established wisteria, it provides a private and tranquil setting for outdoor dining and entertaining. A recently installed garden shed benefits from power, lighting and electrical sockets, creating an ideal workshop, studio or storage space. Side access and rear gate access add further practicality.

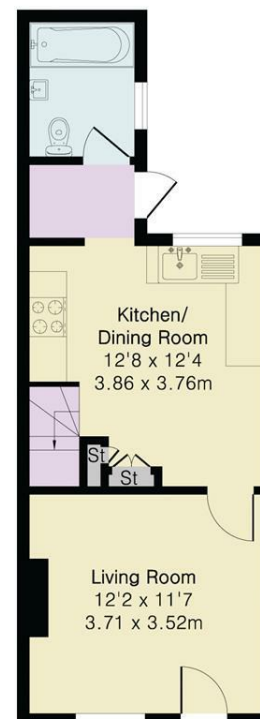




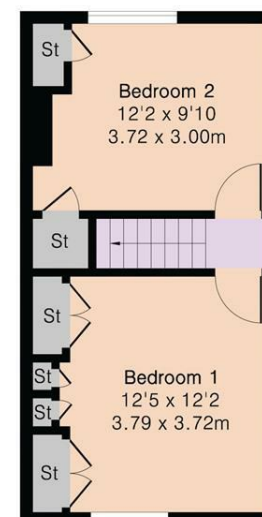
Approximate Gross Internal Area 687 sq ft - 64 sq m

Ground Floor Area 369 sq ft – 34 sq m

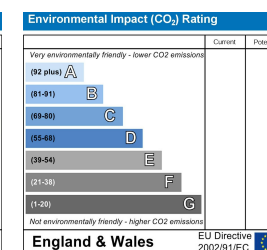
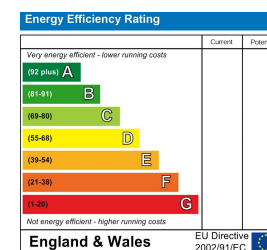
First Floor Area 318 sq ft – 30 sq m



Ground Floor



First Floor



PROPERTY MISDESCRIPTIONS ACT 1991

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