



Plot 18, Faraday Gardens

Madley, Herefordshire, HR2 9PJ

£429,995



*****NEW HOME***NO SERVICE CHARGES***** Introducing, Plot 18, The Bedford. This stunning four bedroom detached family home is located within the serene village of Madley, Hereford, HR2 9PJ in the Faraday Gardens development by local developer Bell Homes. Faraday Gardens is a development of thirty seven properties. Madley is a village and civil parish in the county of Herefordshire, located just six miles west of the city of Hereford.

This modern and family friendly home offers a range of key features and benefits. The ground floor consists of an open plan kitchen/dining area, a sociable space that is perfect for hosting gatherings. You can also enjoy the natural light during the sunnier months via the contemporary French doors to the rear garden. There is also a spacious and sociable separate sitting room, ideal for housewarmings and social gatherings and a handy utility room and cloakroom, fit for modern convenience.

You are welcomed on the first floor with four bedrooms, including two doubles, with the master bedroom benefitting from an en-suite, as well as a spotless family bathroom with a bath and shower.

Additionally, the Bedford is finished with a landscaped front garden, a single garage and additional off-road parking spaces.



Key Features and Specification:

- * Choice of Kitchens and Laminate Worktops
- * Separate Utility
- * Choice of Wall & Floor Tiles to Kitchen, Utility, Bathroom & En-Suite
- * White Low Energy LED Downlighters to Kitchen, Bathroom & En-Suite
- * Zanussi Built Under Double Oven, 4 Burner Gas Hob & Stainless-Steel Chimney Hood
- * Worcester Bosch Energy Efficient Gas Combination Boiler
- * Choice of Carpets
- * Storage Cupboard to Hallway
- * Downstairs W/C
- * Open Plan Kitchen / Diner with French Doors to Secure Rear Garden
- * Spacious Sitting Room
- * 6 Panel White Doors with Chrome Ironmongery
- * Family Bathroom with Shower Over Bath & Geberit Sanitaryware
- * En-Suite with Mira Shower Enclosure & Fitted Wardrobe to Bedroom 1
- * Chrome Towel Radiators to Bathroom & En-Suite
- * Landscaped Front Gardens
- * Paved Patio Area
- * Single Garage with Lighting, Power Points and Additional Parking
- * External Power Point & Tap
- * Wiring for Electric Car Charging Point & Alarm System
- * 10 Year LABC Structural Guarantee
- * No Management Company, Therefore No Management Company Fees

Approached via front door into:

Entrance Hallway:

Doors to sitting room, kitchen/diner, cloakroom & utility room, storage cupboard, stairs to first floor.

Kitchen/Dining/Living Room:

21'8" x 12'10"

Double doors to rear garden.

Sitting Room:

12'6" x 15'9"

Utility Room:

4'9" x 5'6"

Cloakroom

First Floor Landing:

Doors to all bedrooms, bathroom and storage cupboard.

Bedroom One:

11'10" x 13'8"

Fitted wardrobe, door to en-suite.

En-Suite:
9'2" x 3'11"

Bedroom Two:
11'10" x 11'0"

Bedroom Three:
9'7" x 9'4"

Bedroom Four:
9'7" x 7'5"

Bathroom:
6'2" x 6'6"

Agent's Note:

The property listed is under construction and therefore the images shown are examples from our show homes. Main images are CGI.

Bell Homes:

Bell Homes is the specialist Housing Development Division of K W Bell Group Ltd, a group of companies originally founded by the company chairman Keith Bell in 1965. The head office is based in Cinderford which lies in the heart of The Royal Forest Of Dean. Bell Homes is one of the most reputable developers in the Southwest and the largest in the Forest of Dean. Over the past 50 years they have gained an excellent reputation for placing a considerable emphasis on quality and individuality which has been accomplished by employing a core of skilled tradesmen. This has allowed them to build quality homes which withstand the test of time. Both the internal and external finishes in all of their homes are designed to provide maximum comfort and quality. The external finishes are specified and incorporated to reflect the local architecture. Bell Homes are committed to providing maximum levels of choice, which include a choice of kitchens, worktops, ceramic wall & floor tiles and carpets (dependent on specification). All of which, enable each and every customer to design a home suited to their own individual tastes. The developments range from one off executive homes to larger developments of 40+ units. Homes range from two-bedroom properties for first time buyers to luxury five-bedroom homes for those further on the property ladder and provide a choice of living with idyllic locations across Gloucestershire and Herefordshire. Each and every property is designed and specified to ensure they have their own personal touch. The locations of the developments range from Gloucestershire, Herefordshire, South Wales and The Forest Of Dean.

GDPR:

Submitting a viewing request or for further information means you are giving us permission to pass your contact details direct to the developer for further communication related to a viewing arrangement, or simply more information related to the above property. Our colleagues within KWBell are extremely helpful and retain superior product knowledge regarding the properties they construct.

If you disagree, please write to us within the message field so we do not forward your details to the developer.



Road Map



Hybrid Map



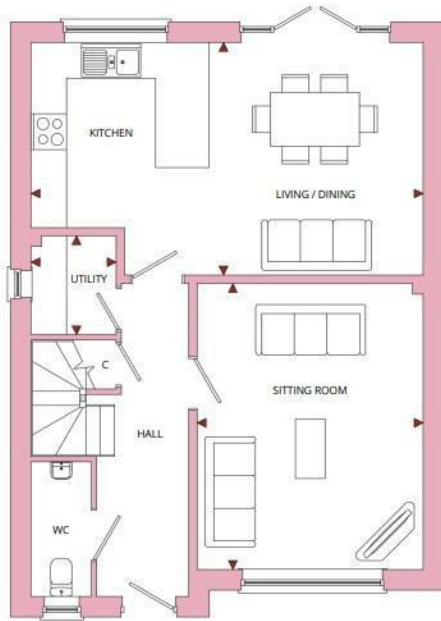
Terrain Map



Floor Plan

THE BEDFORD FLOOR PLAN

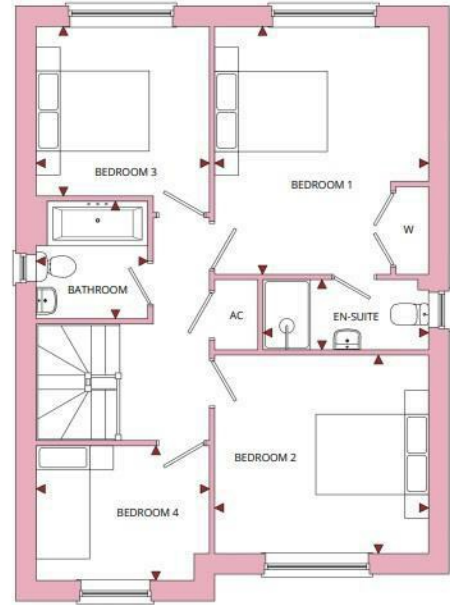
ROOM	IMPERIAL /"	METRIC /mm
Living / Kitchen / Dining	21' 8" x 12' 10"	6610 x 3910mm
Sitting Room	12' 6" x 15' 9"	3810 x 4810mm
Utility	4' 9" x 5' 6"	1435 x 1662mm



GROUND FLOOR

TOTAL FLOOR AREA
1286ft² / 119.5m²

ROOM	IMPERIAL /"	METRIC /mm
Bedroom 1	11' 10" x 13' 8"	3604 x 4167mm
Bedroom 2	11' 10" x 11' 0"	3604 x 3337mm
Bedroom 3	9' 7" x 9' 4"	2918 x 2849mm
Bedroom 4	9' 7" x 7' 5"	2918 x 2262mm
Bathroom	6' 2" x 6' 6"	1880 x 1975mm
En-Suite	9' 2" x 3' 11"	2791 x 1180mm



FIRST FLOOR



We strive to make each home and development as varied and interesting as possible. Therefore the above is for illustration purposes only and individual properties may vary. Please ask for details of specific properties. Every care has been taken with the preparation of this information, which has been produced for your guidance only and does not form part of a contract. The Plans are NOT TO SCALE, and may vary on site. Please do not use this information for purchase of furnishings and furniture.



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Predicted Energy
Efficiency Rating: 84B

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.