



## Plot 20, Faraday Gardens

Madley, Herefordshire, HR2 9PJ

£474,995



\*\*\*NEW HOME\*\*\*NO SERVICE CHARGES\*\*\* Introducing plot 20, The Ashcombe. 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 four bedroom detached home has something for everyone. On the ground floor you are greeted with a living room with a cosy fireplace, perfect for warming up during the colder months; an open plan kitchen/dining room with French doors opening out onto the rear garden, the ideal sociable space for family gatherings and housewarmings and a cloakroom and utility room for convenience. As you head upstairs you will find four double bedrooms, with the master bedroom enjoying an en-suite and dressing room. There is also a sparkling family bathroom with a bath and separate shower enclosure just across the landing.

Moreover, the Ashcombe is finalised with a landscaped front garden, a paved patio area, an integral single garage and additional off-road parking spaces.



### Key Features/Included Specification:

- \* Choice of Kitchens and Laminate Worktops
- \* Separate Utility Room with Access to Garage
- \* Choice of Wall & Floor Tiles to Kitchen, Utility, Bathroom & En-Suite
- \* White Low Energy LED Downlighters to Kitchen, Utility, Bathroom & En-Suite
- \* AEG Built Under Double Oven, 4 Burner Gas Hob & Stainless-Steel Chimney Hood, 50/50 Fridge Freezer
- \* Large Open Plan Kitchen / Diner with French Doors to Secure Rear Garden
- \* Oak Cottage Doors with Chrome Ironmongery
- \* Choice of Carpets
- \* Spacious Living Room with Wood Burning Stove
- \* Storage Cupboard to Hallway
- \* 4 Double Bedrooms
- \* Family Bathroom with Separate Mira Shower Enclosure & Geberit Sanitaryware
- \* En-Suite with Mira Shower Enclosure & Walk in Dressing Room to Bedroom 1
- \* Chrome Towel Radiators to Bathroom & En-Suite
- \* Worcester Bosch Energy Efficient Condensing System Boiler
- \* Integral Single Garage with Lighting, Power points & Additional Parking
- \* Landscaped Front Gardens and Paved Patio Area to Rear Garden
- \* External Power Point & Tap
- \* Wiring for Electric Car Charging Point
- \* Wiring for Security System
- \* 10 Year LABC Structural Guarantee
- \* No Management Company, Therefore No Management Company Fees

### Approached via front door into:

#### Entrance Porch:

Door to entrance hallway.

#### Entrance Hallway:

Door to living room, kitchen/dining room and cloakroom, storage cupboard.

#### Living Room:

12'3" x 15'6"

#### Kitchen/Dining Room:

22'8" x 11'6"

Doors to rear garden, door to utility room.

#### Utility Room:

5'6" x 11'6"

Door to rear garden and garage.

#### Cloakroom

#### First Floor Landing:

Doors to all bedrooms and bathroom, storage cupboard, airing cupboard.



#### Bedroom One:

10'8" x 14'11"

Door to en-suite and dressing room.

#### En-Suite:

8'4" x 3'11"

#### Dressing Room:

8'4" x 5'0"

#### Bedroom Two:

8'11" x 13'2"

#### Bedroom Three:

12'3" x 9'4"

#### Bedroom Four:

8'11" x 13'10"

#### Bathroom:

12'3" 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 KW Bell 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

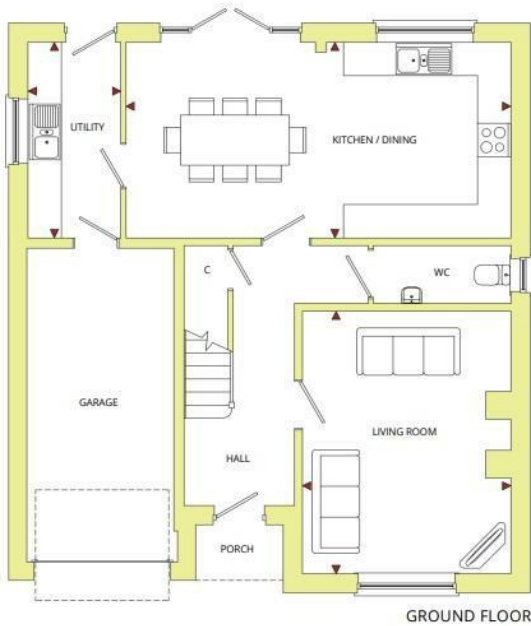


## Floor Plan

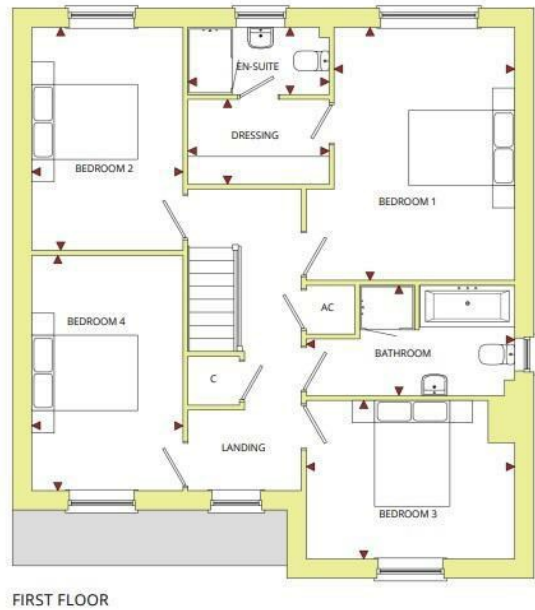
# THE ASHCOMBE FLOOR PLAN

ROOM	IMPERIAL / "	METRIC / mm
Living Room	12' 3" x 15' 6"	3740 x 4710mm
Kitchen / Dining	22' 8" x 11' 6"	6904 x 3510mm
Utility	5' 6" x 11' 6"	1668 x 3510mm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	10' 8" x 14' 11"	3240 x 4537mm
Bedroom 2	8' 11" x 13' 2"	2712 x 3999mm
Bedroom 3	12' 3" x 9' 4"	3740 x 2847mm
Bedroom 4	8' 11" x 13' 10"	2712 x 4224mm
Bathroom	12' 3" x 6' 6"	3740 x 1975mm
En-Suite	8' 4" x 3' 11"	2532 x 1200mm
Dressing Room	8' 4" x 5' 0"	2532 x 1525mm



TOTAL FLOOR AREA  
1494ft<sup>2</sup> / 138.8m<sup>2</sup>



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.