



Plot 23, Faraday Gardens

Madley, Herefordshire, HR2 9PJ

£624,995



NEW HOME NO SERVICE CHARGES*** Introducing plot 23, The Farnborough. 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. Plot 23 is finished in brick and render.

This wonderful four bedroom detached home is a picture of modern living. The ground floor consists of a cosy study, the ideal office space for someone working from home, a separate and spacious living room, an impressive open plan kitchen/dining room that reap the benefits of natural lighting via the contemporary French doors to the rear garden and the modern convenience of a utility room and cloakroom. On the first floor you will find four double bedrooms, all with fitted wardrobes, and the master bedroom enjoys the luxury of a large en-suite and dressing room, whilst bedroom two enjoys an en-suite. Just a short walk across the landing is a family bathroom with a bath and separate shower enclosure.

Moreover, the Farnborough is finalised with a landscaped front garden, a detached double garage with an electrically operated garage door and additional off-road parking spaces.



Key Features/Included Specification:

- * Choice of Kitchens and Laminate Worktops (Quartz Worktop to Kitchen)
- * Separate Utility
- * Choice of Wall & Floor Tiles to Kitchen, Bathroom & En-Suite's
- * White Low Energy LED Downlighters to Kitchen, Bathroom & En-Suite's
- * AEG Built Under Double Oven, Gas Hob, Stainless-Steel Chimney Hood, Fully Integrated Dishwasher & Fridge Freezer 50/50
- * Under Pelmet Lighting to Kitchen
- * Worcester Bosch Energy Efficient Gas System Boiler with Storage Cylinder
- * Choice of Carpets
- * Open Plan Kitchen / Diner with French Doors to Secure Rear Garden
- * Spacious Family Living Room with Wood Burning Stove & French Doors to Secure Rear Garden
- * Oak Cottage Style Internal Doors with Chrome Ironmongery
- * Hardwood Staircase with MDF Treads & Risers
- * Family Bathroom with Separate Shower Enclosure & Geberit Sanitaryware
- * En-Suite with Mira Shower Enclosure & Dressing Room to Bedroom One
- * En-Suite with Mira Shower Enclosure & Fitted Wardrobes to Bedroom Two
- * Chrome Towel Radiators to Bathroom & En-Suites
- * Landscaped Front Gardens & Paved Patio Area to Rear Garden
- * Double Garage (Electrically Operated) with Lighting, Power Points and Additional Parking
- * External Power Point & Tap
- * Wiring for Electric Car Charging Point
- * Fully Integrated Alarm System
- * 10 Year LABC Structural Guarantee
- * No Management Company, Therefore No Management Company Fees

Approached via front door into:

Entrance Porch:

Door into entrance hallway.

Entrance Hallway:

Doors to living room, study, kitchen/dining room and cloakroom, storage cupboard, stairs to first floor.

Living Room:

13'7" x 22'10"

Double doors to rear garden.

Kitchen/Dining Room:

19'10" x 14'6"

Double doors to rear garden, door to utility room.

Utility Room:

9'8" x 5'5"

Door to rear garden.

Study:

12'7" x 9'1"

Cloakroom

First Floor Landing:

Doors to all bedrooms and bathroom, airing cupboard.

Bedroom One:

12'7" x 14'8"

Fitted wardrobes, doors to en-suite and dressing room.

En-Suite:

6'11" x 8'0"

Dressing Room:

6'11" x 6'5"

Bedroom Two:

13'9" x 10'8"

Fitted wardrobes, door to en-suite.

En-Suite:

6'7" x 8'9"

Bedroom Three:

13'0" x 12'1"

Fitted wardrobes.

Bedroom Four:

10'4" x 9'9"

Fitted wardrobes.

Bathroom:

13'0" 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



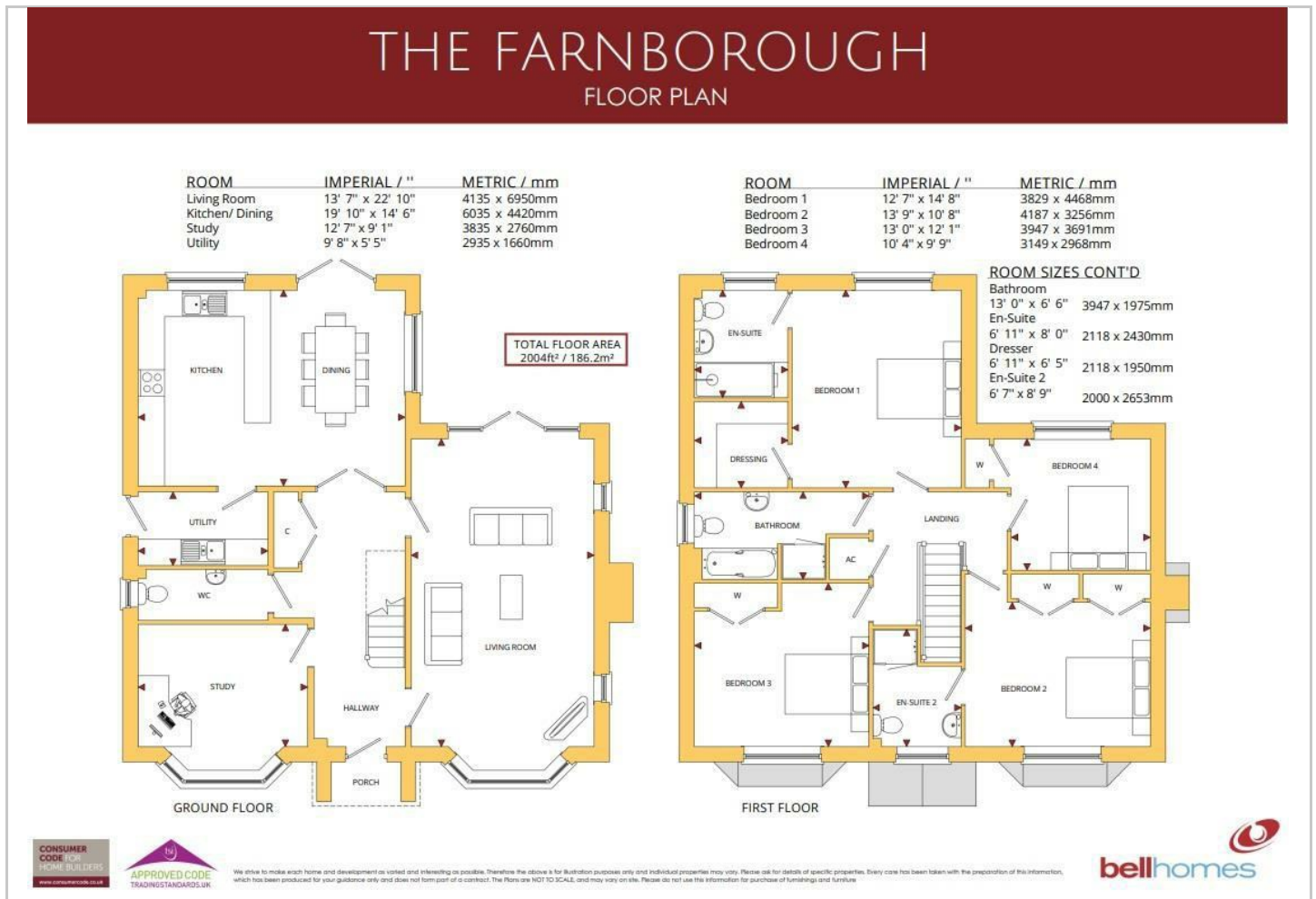
Hybrid Map



Terrain Map



Floor Plan



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: 84 B

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.