



## Plot 21, Faraday Gardens

Madley, Herefordshire, HR2 9PJ

£524,995



\*\*\*NEW HOME\*\*\*NO SERVICE CHARGES\*\*\* Introducing plot 21, The Woodville. 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 gorgeous four bedroom detached home offers a variety of key features and benefits.

As you enter the ground floor you will discover a spacious and sociable living room, an open plan kitchen/dining room with contemporary French doors opening out onto the rear garden, ideal for letting in the warm breeze and natural lighting during the warmer months, as well as a convenient downstairs cloakroom and utility room. Upstairs you will find four double bedrooms, with an en-suite and dressing room to the master bedroom, as well as a spotless family size bathroom that enjoys both a bath and separate shower enclosure.

Additionally, the Woodville includes a landscaped front garden, a paved patio area and an integral single garage with additional off-road parking spaces.



### Key Features/Included Specification:

- \* Choice of Kitchens and Laminate Worktops
- \* Separate Utility Room
- \* Choice of Wall & Floor Tiles to Kitchen, Utility, Bathrooms & En-Suites
- \* White Low Energy LED Downlighters to Kitchen, Utility, Bathroom & En-Suites
- \* AEG Built Under Double Oven, 4 Burner Gas Hob & Stainless-Steel Chimney Hood, 50/50 Fridge Freezer
- \* Worcester Bosch Energy Efficient Condensing System Boiler
- \* Choice of Carpets
- \* Storage Cupboard to Hallway
- \* Large Open Plan Kitchen / Diner with French Doors to Secure Rear Garden
- \* Oak Cottage Doors with Chrome Ironmongery
- \* Family Bathroom with Separate Mira Shower Enclosure & Geberit Sanitaryware
- \* En-Suite with Mira Shower Enclosure & Walk in Dressing Room to Bedroom 1
- \* En-Suite with Mira Shower Enclosure to Bedroom 2
- \* Chrome Towel Radiators to Bathroom & En-Suites
- \* Landscaped Front Gardens and Paved Patio Area to Rear Garden
- \* Integral Single Garage with Lighting, Power points & Additional Parking
- \* 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:

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

#### Living Room:

15'2" x 16'4"

Doors to dining room.

#### Kitchen/Dining Room:

26'4" x 12'8"

#### Utility Room:

5'7" x 12'8"

Door to rear garden.

#### Cloakroom

#### First Floor Landing:

Doors to all bedrooms, bathroom and storage cupboard.

#### Bedroom One:

15'4" x 11'10"

Door to en-suite and dressing room.



En-Suite:  
5'11" x 7'5"

Dressing Room:  
4'8" x 7'5"

Bedroom Two:  
15'4" x 9'8"  
Door to en-suite.

En-Suite:  
4'2" x 7'5"

Bedroom Three:  
9'8" x 12'11"

Bedroom Four:  
9'8" x 12'11"

Bathroom:  
6'8" x 8'5"

#### 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

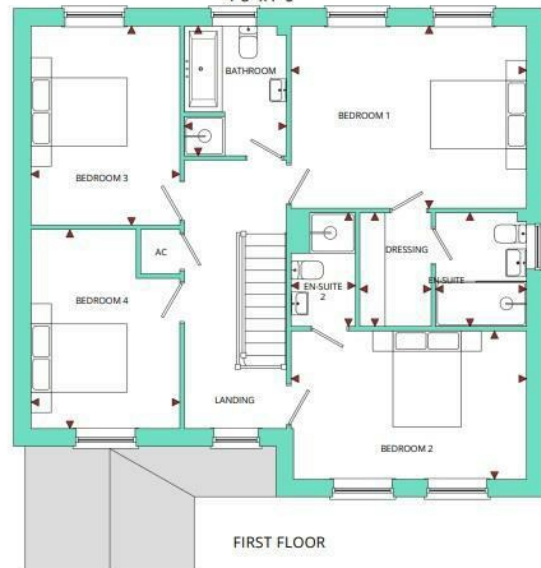
# THE WOODVILLE FLOOR PLAN

ROOM	IMPERIAL / "	METRIC / mm
Living Room	15' 2" x 16' 4"	4610 x 4970mm
Kitchen / Dining	26' 4" x 12' 8"	8029 x 3850mm
Utility	5' 7" x 12' 8"	1693 x 3850mm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	15' 4" x 11'	4662 x 3601mm
Bedroom 2	10' 15' 4" x 9'	4662 x 2933mm
Bedroom 3	8'	2947 x 3936mm
Bedroom 4	9' 8" x 12' 11"	2947 x 3936mm
Bathroom	9' 8" x 12' 11"	2025 x 2563mm
En-Suite	6' 8" x 8' 5"	1800 x 2250mm
En-Suite 2	5' 11" x 7' 5"	1275 x 2250mm
Dressing Room	4' 2" x 7' 5"	1411 x 2250mm
	4' 8" x 7' 5"	



TOTAL FLOOR AREA  
1685ft<sup>2</sup> / 156.5m<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.