



## Plot 28, Faraday Gardens

Madley, Herefordshire, HR2 9PJ

£300,000



\*\*\*NEW HOME\*\*\*NO SERVICE CHARGES\*\*\* Introducing plot 28, The Bewdley. This stunning three bedroom semi-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.

With plots that come both detached and semi-detached, this family friendly home contains a variety of key features and benefits.

As you enter the property, you will discover a sociable open plan fitted kitchen/dining room on your left, an ideal space for housewarmings. As you head back out of the kitchen and through the hall, you will also find a convenient downstairs cloakroom and a spacious living room that enjoys the natural light during the sunnier months via the contemporary French doors that open out onto the rear garden. On the first floor, you will find three bedrooms, including two doubles, with the master bedroom enjoying an en-suite, and as you head across the landing, there is a sparkling family bathroom that includes both bath and shower facilities.

The Bewdley is finished with a landscaped front garden and paved patio area. Plots 28 and 29 benefit from off-road parking spaces.



## Key Features/Included Specification:

- \* Choice of Kitchens and Laminate Worktops
- \* Choice of Wall & Floor Tiles to Kitchen, Bathroom & En-Suite
- \* White Low Energy LED Downlighters to Kitchen, Bathroom & En-Suite
- \* Zanussi Built Under Single Oven, 4 Burner Gas Hob & Stainless-Steel Chimney Hood
- \* Worcester Bosch Energy Efficient Gas Combination Boiler
- \* Choice of Carpets
- \* Downstairs Cloakroom
- \* Open Plan Kitchen / Diner
- \* Living Room with French Doors to Secure Rear Garden
- \* 6 Panel White Doors with Chrome Ironmongery
- \* Family Bathroom with Shower Over Bath & Geberit Sanitaryware
- \* En-Suite with Mira Shower Enclosure to Bedroom 1
- \* Chrome Towel Radiators to Bathroom & En-Suite
- \* Landscaped Front Gardens
- \* Paved Patio Area
- \* Plots 11, 12, 28 & 29 - Off-Road Parking
- \* Plots 24 & 25 Only - Single Garage with Lighting, Power Points and Additional Parking
- \* External Power Point & Tap
- \* Wiring for Electric Car Charging Point
- \* Wiring for Alarm 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.

### Kitchen/Dining Room:

10'7" x 11'9"

### Cloakroom

### Living Room:

17'8" x 10'10"

Doors to rear garden.

### First Floor Landing:

Doors to all bedrooms and bathroom, storage cupboard.

### Bedroom One:

11'1" x 12'0"

### En-Suite:

6'4" x 7'2"

### Bedroom Two:

10'5" x 10'10"

### Bedroom Three:

7'0" x 10'10"

### 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 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 BEWDLEY

## FLOOR PLAN

ROOM	IMPERIAL / "	METRIC / mm
Living Room	17' 8" x 10' 10"	5385 x 3287mm
Kitchen / Dining	10' 7" x 11' 9"	3210 x 3587mm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	11' 1" x 12' 0"	3367 x 3662mm
Bedroom 2	10' 5" x 10' 10"	3168 x 3287mm
Bedroom 3	7' 0" x 10' 10"	2129 x 3287mm
Bathroom	6' 2" x 6' 6"	1880 x 1975mm
En-Suite	6' 4" x 7' 2"	1931 x 2174mm

**GROUND FLOOR**

**FIRST FLOOR**

**TOTAL FLOOR AREA**  
 905ft<sup>2</sup> / 84m<sup>2</sup>

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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

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