



Plot 1, Faraday Gardens

Madley, Herefordshire, HR2 9PJ

£465,000



NEW HOMELAST BUNGALOW REMAINING***NO SERVICE CHARGES*** Introducing plot 1, The Landguard. This family friendly three bedroom detached bungalow 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.

Not only does its single-storey layout make it the perfect space for accessible and flexible living, but this excellent property enjoys an open plan kitchen/ dining area with gorgeous contemporary French doors opening out into the rear garden and a large separate living room, perfect for social gatherings and housewarmings.

The Landguard also benefits from three double bedrooms, with the master bedroom including an ensuite and a spotless family bathroom with separate shower enclosure. There is also the option to personalise your home to your liking with a choice of kitchens, laminate worktops, carpets, wall, and floor tiles.

This excellent bungalow is finalised with a landscaped front garden, paved patio area and a detached single garage with additional off-road parking spaces.



Key Features/Included Specification:

- * Choice of Kitchens and Laminate Worktops
- * Separate Utility
- * Choice of Wall & Floor Tiles to Kitchen, Utility, Bathroom & En-Suite
- * Zanussi Built Under Double Oven, 4 Burner Gas Hob & Stainless-Steel Chimney Hood
- * Open Plan Kitchen / Diner
- * White Low Energy LED Downlighters to Kitchen, Utility, Bathroom & En-Suite
- * Living Room with French Doors to Secure Rear Garden
- * Storage Cupboard to Hallway
- * 6 Panel White Doors with Chrome Ironmongery
- * Choice of Carpets
- * Family Bathroom with Mira Shower Enclosure & Geberit Sanitaryware
- * Fitted Wardrobe and En-Suite with Mira Shower Enclosure to Bedroom One
- * Chrome Towel Radiators to Bathroom & En-Suite
- * Worcester Bosch Energy Efficient Gas Combination Boiler
- * 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
- * Wiring for Alarm System
- * 10 Year LABC Structural Guarantee
- * No Management Company, Therefore No Management Company Fees

Approached via front door into:

Entrance Hallway:

Doors to kitchen/diner, utility room, living room, all bedrooms and bathroom, airing cupboard, storage cupboard.

Kitchen/Diner:

11'5" x 22'2"

Doors to rear garden.

Utility Room:

5'9" x 9'1"

Door to rear garden.

Living Room:

16'0" x 14'6"

Doors to rear garden.

Bedroom One:

12'5" x 11'7"

Fitted wardrobes, door to en-suite.

En-Suite:

3'11" x 8'9"

Bedroom Two:

8'6" x 11'7"

Bedroom Three:

10'8" x 9'11"

Bathroom:

7'0" 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 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



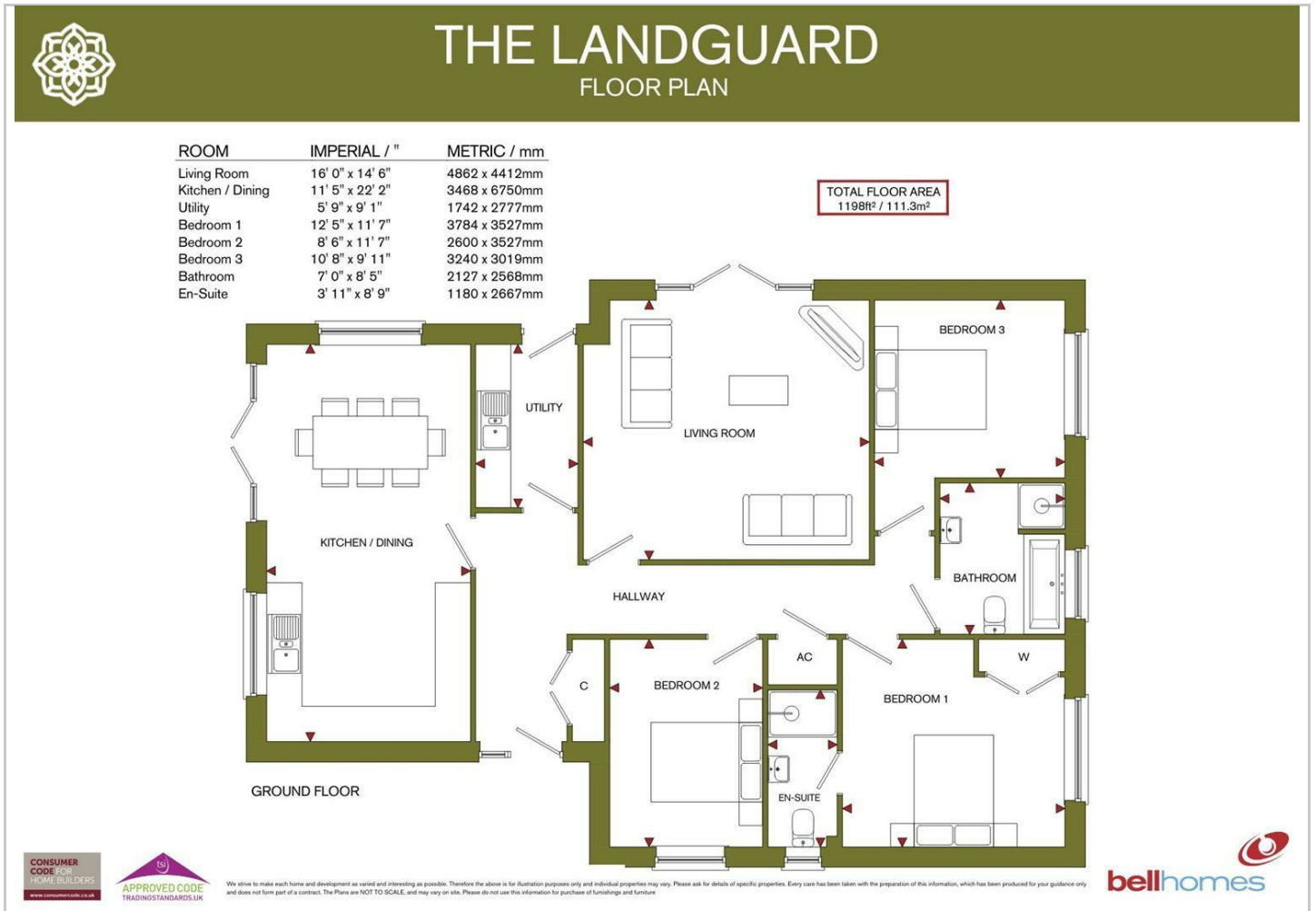
Hybrid Map



Terrain Map



Floor Plan



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.