



Plot 22, Faraday Gardens

Madley, Herefordshire, HR2 9PJ

£565,000



Just TWO properties remain available in the final phase of Bell Homes' development at Faraday Gardens, Madley HR2 9PJ – set within rural Herefordshire.

Both competitively priced £485,000 for Plot 21 and Plot 22 priced at just £565,000, these four bedroom properties are fully carpeted/tiled and offer beautiful, rural backdrops.

There are two ensuite shower rooms to the master and second bedrooms, dressing rooms, a further family bathroom and each property has an enclosed garden, double to plot 22 and a single integrated garage to plot 21 plus additional parking spaces.

The beautiful show home is open daily at our Bramley Drive development in Sutton St Nicholas, HR1 3DL. The sales team can also be contacted on 0333 0163560 or alternatively, please email us: salescentre@bellhomes.com

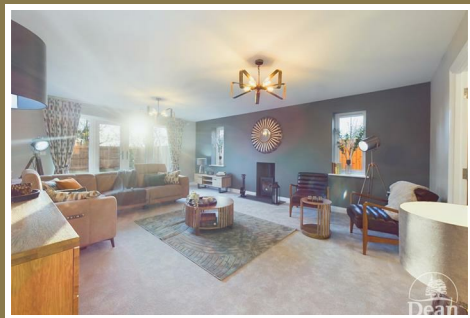
Come and take a look and arrange your move into the countryside for this summer.

Plot 22

NEW HOMENO SERVICE CHARGES*** Introducing Plot 22, The Thornwood. 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.

The Thornwood property benefits from a range of excellent facilities. There's plenty of space to sit back and unwind on the ground floor, such as the spacious living room complete with wood burning stove, where can you socialise with friends and family or in the open plan kitchen/breakfast area or separate dining room. You can also enjoy the modern convenience of a cloakroom and utility room. Upstairs you will discover four double bedrooms, with the master bedroom and bedroom two boasting an en-suite and fitted wardrobes. There is also a family friendly bathroom with a bath and separate shower enclosure.

The Thornwood is finished with a landscaped front garden.



Key Features/Included Specification:

- * Choice of Kitchens and Laminate Worktops (Quartz Worktop to Kitchen)
- * Separate Utility Room
- * Choice of Wall & Floor Tiles to Kitchen, Utility, Bathroom & En-Suites
- * White Low Energy LED Downlighters to Kitchen, Utility, Bathroom & En-Suites
- * Under Pelmet Lighting to Kitchen
- * AEG Built Under Double Oven, 4 Burner Gas Hob, S-S Chimney Hood, integrated 50/50 Fridge Freezer and Dishwasher
- * Worcester Bosch Energy Efficient Gas System Boiler with Storage Cylinder
- * Choice of Carpets
- * Large 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 Internal Style Doors with Chrome Ironmongery
- * Hardwood Staircase with MDF Treads & Risers
- * Family Bathroom with Separate Mira Shower Enclosure & Geberit Sanitaryware
- * En-Suite with Mira Shower Enclosure & Fitted Wardrobes to Bedrooms One & Two
- * Chrome Towel Radiators to Bathroom & En-Suites
- * Landscaped Front Garden and Paved Patio Area to Rear Garden
- * Double Garage (Electrically Operated Door) with Lighting, Power Points & Additional Parking
- * External Power Point & Tap
- * Wiring for Electric Car Charging Point
- * Fully Fitted 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, kitchen/diner, dining room, cloakroom and utility room, storage cupboard, stairs to first floor.

Living Room:

15'2" x 20'2"

Double doors to rear garden, double doors to dining room.

Dining Room:

15'2" x 10'10"

Kitchen/Diner:

12'6" x 24'8"

Double doors to rear garden.

Utility Room:

6'7" x 8'10"

Door to rear garden.

Cloakroom

First Floor Landing:

Doors to all bedrooms and bathroom, airing cupboard.

Bedroom One:

15'2" x 13'7"

Fitted wardrobes, door to en-suite.

En-Suite:

10'1" x 5'1"

Bedroom Two:

15'7" x 10'0"

Fitted wardrobes, door to en-suite.

En-Suite:

10'0" x 5'1"

Bedroom Three:

12'8" x 12'0"

Fitted wardrobes.

Bedroom Four:

11'4" x 12'5"

Bathroom:

9'3" x 7'7"

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




THE THORNWOOD


FLOOR PLAN

ROOM	IMPERIAL / "	METRIC / mm
Living Room	15' 2" x 20' 2"	4610 x 6154mm
Kitchen	12' 6" x 24' 8"	3810 x 7520mm
Dining Room	15' 2" x 10' 10"	4610 x 3293mm
Utility	6' 7" x 8' 10"	2010 x 2680mm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	15' 2" x 13' 7"	4610 x 4128mm
Bedroom 2	15' 7" x 10' 0"	4747 x 3055mm
Bedroom 3	12' 8" x 12' 0"	3862 x 3643mm
Bedroom 4	11' 4" x 12' 5"	3461 x 3790mm
Bathroom	9' 3" x 7' 7"	2810 x 2318mm
En-Suite	8' 1" x 9' 0"	2463 x 2752mm
En-Suite 2	10' 1" x 5' 1"	3059 x 1538mm



GROUND FLOOR




FIRST FLOOR

CONSUMER CODE FOR HOME BUILDERS

APPROVED CODE TRADING STANDARDS UK

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 firms employment has the authority to make or give any representation or warranty in respect of the property.