



## Plot 1, The Bletchley, Cherry Tree Mews

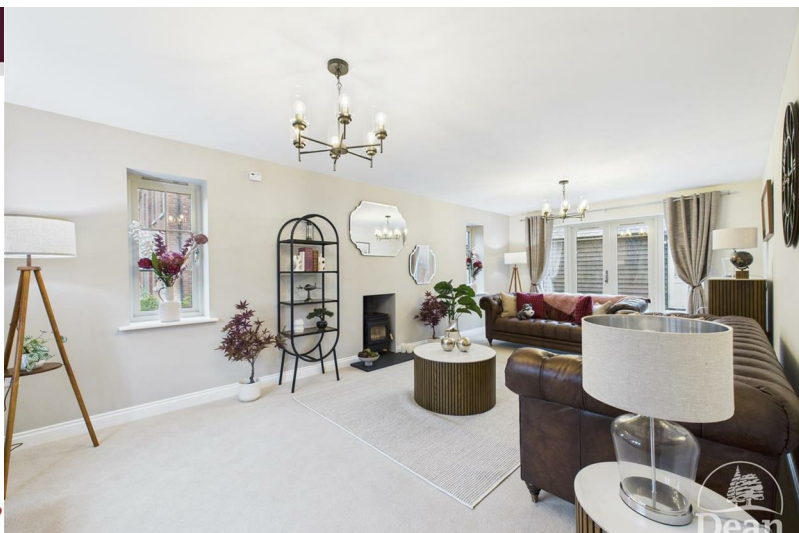
Madley, Herefordshire, HR2 9LP

£535,000



### SITE PLAN

CHERRY TREE MEWS, MADLEY, HEREFORDSHIRE, HR2 9LP



The Bletchley a modern four double bedroom family home built around a courtyard setting of only 10 Homes, built by Bell Homes a family business renowned for crafting high quality homes.

The Bletchley offers a open plan kitchen/dining room, a large living room with patio doors to the garden.

The master bedroom has its own en-suite and there are three further double bedrooms and a family bathroom ideal for the modern family looking for a village location with a village school, local shop and public house.



House Specification:

Kitchen:

- Choice of Mackintosh Kitchens
- Extra Deep and Tall Wall Units
- Glass Drawers Sides With Oak Drawer Boxes
- Le Mans Corner Unit
- Choice of Quartz to Kitchen Band A
- Choice of Wall Tiles to Kitchen up to Band C
- Choice of Wall Tiles to Utility up to Band C
- Stainless Steel 1.5 Bowl Undermounted Sink to the Kitchen
- Quooker Tap in S/Steel to Kitchen
- Stainless Steel Single Bowl Undermounted Sink & Tap to Utility
- Breakfast Bar to Kitchen
- Separate Utility Room
- Choice of Ceramic Floor Tiles to Kitchen up to Band C
- Choice of Ceramic Floor Tiles to Utility up to Band C
- White Low Energy LED Downlighters

Appliances:

- AEG Built Under Double Oven
- AEG 5 Burner Induction Hob
- AEG Gloss Black Angled Chimney Hood
- AEG Full Height Frost Free Fridge/Freezer 50/50
- AEG Fully Integrated Dishwasher
- Washing Machine Space & Plumbing Provided
- Tumble Dryer Space Provided

Bedrooms:

- Fitted Wardrobes to Bedroom 1
- Ensuite to Bedroom 1
- Fitted Wardrobes to Bedroom 2
- Fitted Wardrobes to Bedroom 3
- Fitted Wardrobes to Bedroom 4

Bathrooms:

- Geberit Selnova Sanitaryware
- Bristan Prism Brassware
- Family Bathroom with Separate Shower Cubicle
- Mira Shower Enclosure with Mira EV Shower to Bathroom
- Mira Shower Enclosure with Mira ERD Shower to Master Ensuite
- Shaver socket
- White Low Energy LED Downlighters
- Choice of Wall Tiles
- Choice of Floor Tiles

Heating & Energy Efficiency:

- Mitsubishi Ecodan Air Source Heat Pump
- Mitsubishi Hot Water Cylinder
- Underfloor Heating to Ground Floor
- Stelrad Radiators to First Floor
- White Towel Radiator to Bathroom
- White Towel Radiator to Ensuite/s
- Gas Point to Lounge
- Wood Burning Stove

Electrical:

- Energy Efficient Lighting Installed throughout
- TV Point in Living Room, Dining Room and all Bedrooms
- External PIR Lighting to all Front/Rear Doors
- Telephone Point to Living Room, & Bedroom 1
- CAT 6 Data Points to Living Room, Study and Master Bedroom (Where applicable)
- USB Charging Ports Socket to Kitchen, Study and Living Room (Where applicable)
- Power Points with High Performance RCBO Protection
- Wired for High Speed Fibre Broadband Capabilities (Where Available)

Loft Light  
Mains Powered Smoke Alarm to Hall & Landing with Battery Back Up  
Fully Fitted Security System  
Provision for Future Installation of Solar Panels

Internal Finishes:

Painted Softwood Staircase  
Oak Cottage Style Internal Doors with Chrome Lever on Rose Ironmongery  
Choice of Carpets Band A or B  
White Painted Walls & Ceilings Throughout  
Storage Cupboard to Hallway

External Finishes:

Pebble Grey Timber Windows & French Doors  
Pebble Grey UPVC Fascias  
Black Cast Iron Effect Guttering  
Pebble Grey Timber Front Doors  
External Tap (Below kitchen window unless otherwise stated)

Electric Car Charging Point  
External Power Point  
Landscaped Front Gardens  
Paved Patio area  
Pebble Grey Timber Garage Personnel Door  
Double Garage with Lighting and Power Points  
Electrically Operated Up and Over Garage Door  
Additional Off Road Parking

Please Note:

Images are from the current show home and are for marketing purposes. Colour schemes and styles may change.

GDPR:

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Road Map



Hybrid Map



Terrain Map



Floor Plan

# THE BLECHLEY

FLOOR PLANS

| ROOM             | IMPERIAL / "    | METRIC / mm   |
|------------------|-----------------|---------------|
| Living Room      | 12' 0" x 24' 0" | 3660 x 7310mm |
| Kitchen / Dining | 11' 6" x 24' 0" | 3512 x 7310mm |
| Utility          | 6' 3" x 8' 4"   | 1910 x 2540mm |

| ROOM      | IMPERIAL / "    | METRIC / mm   |
|-----------|-----------------|---------------|
| Bedroom 1 | 11' 8" x 11' 7" | 3559 x 3528mm |
| Bedroom 2 | 12' 2" x 11' 7" | 3712 x 3528mm |
| Bedroom 3 | 9' 8" x 10' 0"  | 2955 x 3056mm |
| Bedroom 4 | 8' 6" x 12' 2"  | 2599 x 3694mm |
| Bathroom  | 8' 4" x 6' 8"   | 2542 x 2017mm |
| En-Suite  | 6' 1" x 7' 11"  | 1863 x 2421mm |

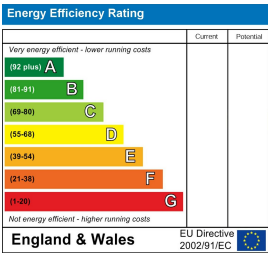
TOTAL FLOOR AREA  
1465ft<sup>2</sup> / 136.1m<sup>2</sup>

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Viewing

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Energy Efficiency Graph



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