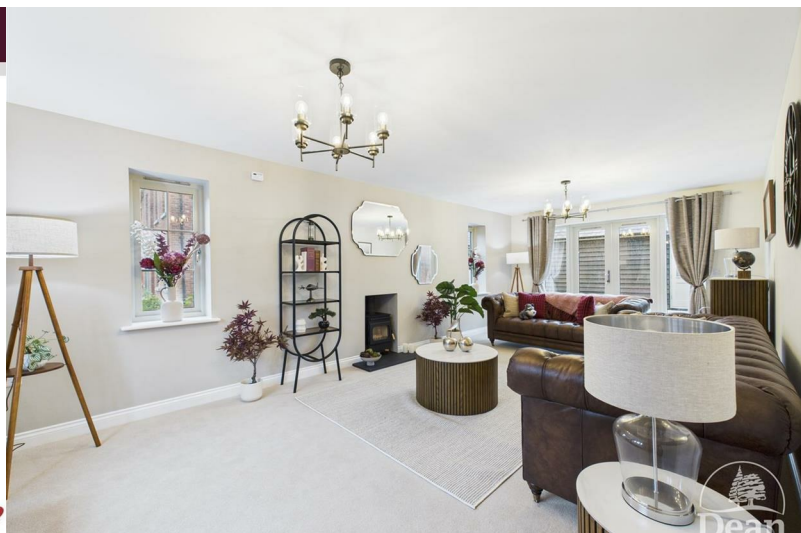




Plot 3, The Snowhill, Cherry Tree Mews

Madley, Herefordshire, HR2 9LP

£425,000



A 4 bedroom semi detached family home with a open plan kitchen/ dining room with patio doors that open to the garden. The Snowhill also benefits from a Home office ideal for those working from Home or as a family playroom.

Master bedroom en-suite and three further bedrooms and family bathroom built around a courtyard of only 10 homes by Bell Homes a family business renowned for crafting high quality homes. The property also benefits from a single garage and parking.



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 Upto Band C
- Stainless Steel 1.5 Bowl Undermounted Sink to the Kitchen
- Quooker Tap in S/Steel to Kitchen
- Choice of Ceramic Floor Tiles to Kitchen upto Band C
- White Low Energy LED Downlighters

Appliances:

- AEG Built Under Double Oven
- AEG 4 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

Bedrooms:

- Ensuite to Bedroom 1

Bathrooms:

- Geberit Selnova Sanitaryware
- Bristan Prism Brassware
- Family Bathroom with Over Bath Shower & Shower Screen
- Mira EV Thermostatic Shower Over Bath
- Mira Elevate Hinged Bathscreen
- 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

Electrical:

- Energy Efficient Lighting Installed throughout
- TV Point to Living 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 onRose Ironmongery

Choice of Carpets
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
Single Garage with Lighting and Power Points
Pebble Grey Timber Garage Personnel Door
Additional Off Road Parking

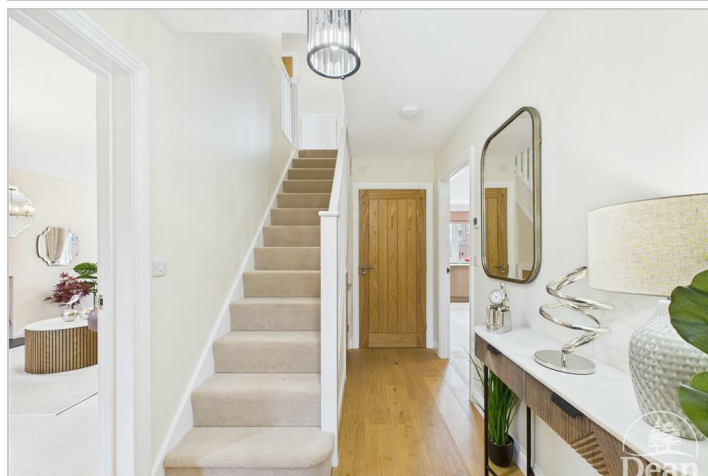
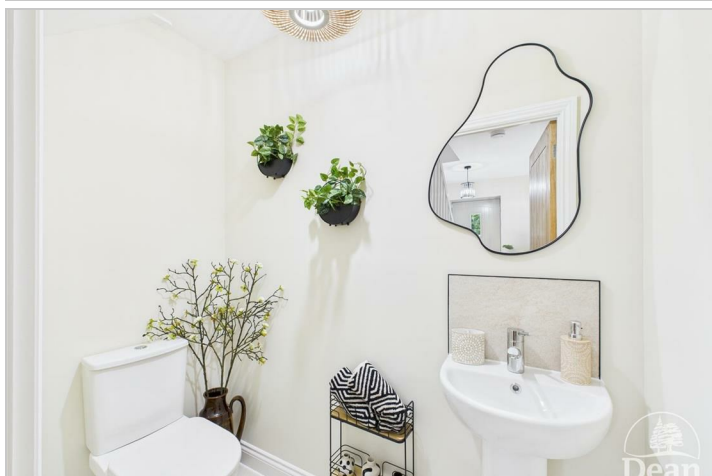
Please Note:

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

GDPR:

Please note that we will only pass your details onto Bell Homes for the purposes of arranging appointments to view.

If you do not wish to have your details passed onto Bell Homes, please let us know.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



Floor Plan

THE SNOWSHILL

FLOOR PLANS

ROOM	IMPERIAL /	METRIC / mm
Living Room	12' 4" x 13' 10"	3760 x 4219mm
Kitchen / Dining	9' 9" x 20' 7"	2968 x 6275mm
Study	12' 4" x 6' 6"	3760 x 1968mm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	9' 10" x 13' 2"	2988 x 4006mm
Bedroom 2	13' 4" x 8' 10"	4072 x 2694mm
Bedroom 3	8' 9" x 11' 6"	2654 x 3493mm
Bedroom 4	8' 11" x 7' 2"	2708 x 2182mm
Bathroom	6' 0" x 8' 1"	1825 x 2455mm
En-Suite	3' 11" x 8' 1"	1180 x 2455mm

GROUND FLOOR

FIRST FLOOR

TOTAL FLOOR AREA

1204ft² / 111.8m²

CONSUMER CODE FOR HOME BUILDERS

APPROVED CODE

TRADEPRACTICES

We advise to make each home and development as varied and interesting as possible. Therefore the above is for illustrative purposes only and individual properties may vary. Please ask for details of specific properties. Every care has been taken with the preparation of the 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 landings and fixtures.

Viewing

Please contact our Land & New Homes Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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