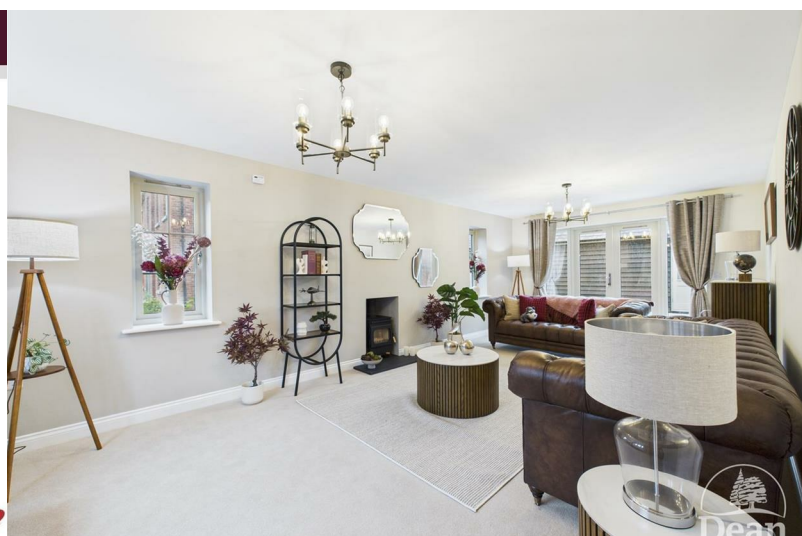




Plot 4, The Wentworth, Cherry Tree Mews

Madley, Herefordshire, HR2 9LP

£460,000



A spacious four double bedroom family home built by Bell Homes a family business renowned for crafting high quality homes. Set on a small development of just 10 homes built around a courtyard.

The open plan living space on the ground floor makes this property a welcoming family home. Upstairs there are four double bedrooms with the master being en-suite along with a family bathroom and a Home office.

The Wentworth also benefits from a integrated 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 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
- 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 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
- Tumble Dryer Space Provided

Bedrooms:

- Ensuite to Bedroom 1

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

Electrical:

- Energy Efficient Lighting Installed throughout
- TV Point in Living Room, Dining Room and all Bedrooms
- TV Point to Study
- External PIR Lighting to all Front/Rear Doors
- Telephone Point to Living Room, & Bedroom 1
- Telephone Point to Study
- 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
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 Integral Garage with Lighting and Power Points
Pebble Grey Timber Garage Personnel Door
Additional Off Road Parking

Please Note:

Images are from the 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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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



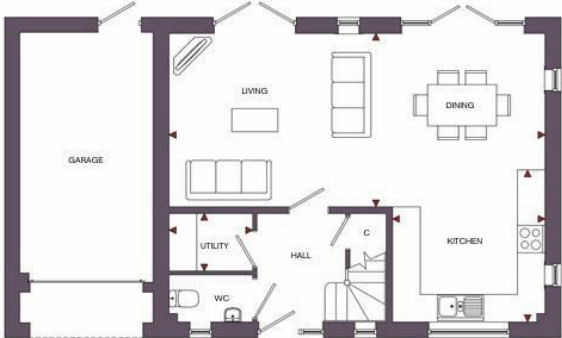
Floor Plan



THE WENTHWORTH

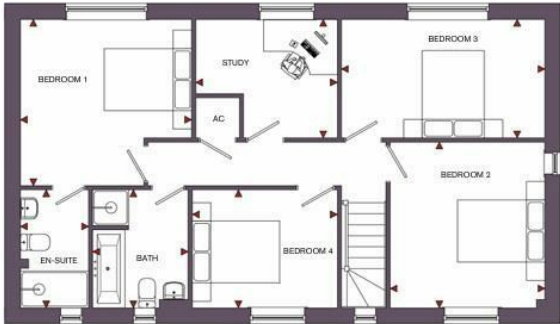
FLOOR PLANS

ROOM	IMPERIAL / "	METRIC / mm
Living / Dining	26' 9" x 12' 5"	8160 x 3775mm
Kitchen Utility	10' 10" x 10' 10"	3310 x 3300mm
	6' 0" x 4' 2"	1818 x 1255mm



GROUND FLOOR

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	12' 2" x 11' 11"	3717 x 3619mm
Bedroom 2	11' 0" x 11' 10"	3362 x 3606mm
Bedroom 3	14' 6" x 8' 6"	4417 x 2582mm
Bedroom 4	10' 4" x 8' 5"	3148 x 2567mm
Study	10' 1" x 8' 6"	3074 x 2581mm
Bathroom	6' 10" x 8' 5"	2074 x 2567mm
En-Suite	4' 10" x 8' 5"	1474 x 2567mm



FIRST FLOOR

TOTAL FLOOR AREA

1320ft² / 122.6m²

CONSUMER CODE FOR HOME BUILDERS

APPROVED CODE TRAINING TANGAPOLUK

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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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