



Plot 10, The Burghley, Cherry Tree Mews

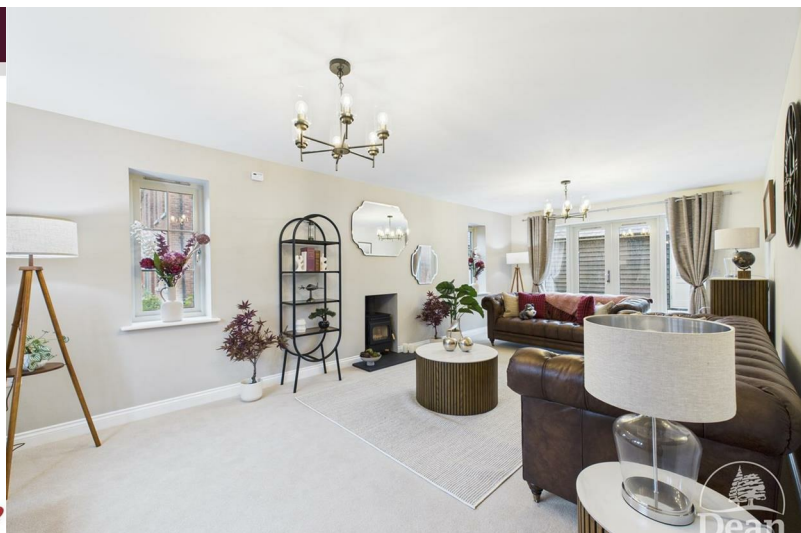
Madley, Herefordshire, HR2 9LP

£525,000



SITE PLAN

CHERRY TREE MEWS, MADLEY, HEREFORDSHIRE, HR2 9LP



The Burghley is a spacious family home ideal for the modern family looking for a village location with a village school, local shop and public house. Built around a courtyard setting of only 10 homes by Bell Homes, a family business renowned for crafting high quality homes.

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

Upstairs the Burghley has a master bedroom with built in wardrobes and en-suite bathroom, three further double bedrooms and a family bathroom.

The property also benefits from a double garage and driveway.



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
- Choice of Wall Tiles to Utility Upto 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 upto Band C
- Choice of Ceramic Floor Tiles to Utility Upto 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
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:

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GDPR:

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Road Map



Hybrid Map



Terrain Map



Floor Plan

THE BURGHLEY

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

GROUND FLOOR

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

FIRST FLOOR

TOTAL FLOOR AREA

1465ft² / 136.1m²

CONSUMER CODE FOR HOME BUILDERS

APPROVED CODE

bellhomes

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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