



Plot 6, The Landbridge, Bramley Drive, Sutton St Nicholas, Hereford, HR1 3DL

£400,000



If you are looking for a Bungalow look no further! The Landridge is a new three bedroom bungalow with an open plan kitchen/dining room and a living room that opens out on to the garden.

Set on a small exclusive development of just 24 homes. Built by Bell Homes, a family renowned business crafting high quality homes.



House Specification:

Kitchen:

- Choice of Kitchens and Laminate Worktops
- Choice of Wall Tiles to Kitchen
- Stainless Steel 1 1/2 Bowl Sink & Tap to Kitchen
- Choice of Ceramic Floor Tiles to Kitchen
- White Low Energy LED Downlighters

Appliances:

- Built Under Single Oven
- Induction Hob
- Stainless Steel Chimney Hood
- Fridge Freezer Space
- Removable Unit for Dishwasher
- Washing Machine Space & Plumbing Provided
- Tumble Dryer Space Provided

Bedrooms:

- En-Suite 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
- Shaver socket
- White Low Energy LED Downlighters
- Choice of Wall Tiles
- Choice of Floor Tiles

Electrical:

- Low Energy Lighting 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 Wiring throughout to Phone Points
- Power Points with High Performance RCD Protection
- Loft Light
- Wiring Only for Security System
- Provision for Future Installation of Solar Panels

Heating & Energy Efficiency:

- Constructed using Energy Efficient Materials throughout
- Worcester Bosch Energy Efficient Air Source Heat Pump
- Hot Water Cylinder
- Underfloor Heating to Ground Floor
- Towel Radiator to Bathroom
- Towel Radiator to Ensuite/s

Internal Finishes:

- White 6 Panel Internal Doors with Chrome Lever on Backplate Ironmongery
- Choice of Carpets Band A
- White Painted Walls & Ceilings Throughout
- Storage Cupboard to Hallway

External Finishes:

- UPVC Storm Grey Windows & French Doors
- Black UPVC Guttering
- Storm Grey Composite Front Doors

External Tap
 Electric Vehicle Car Charging Point
 External Power Point
 Landscaped Front Gardens
 Paved Patio area
 Double Garage with Lighting & Power Points &
 Additional Off Road Parking
 Electrically Operated Up and Over Garage Door

Please Note:

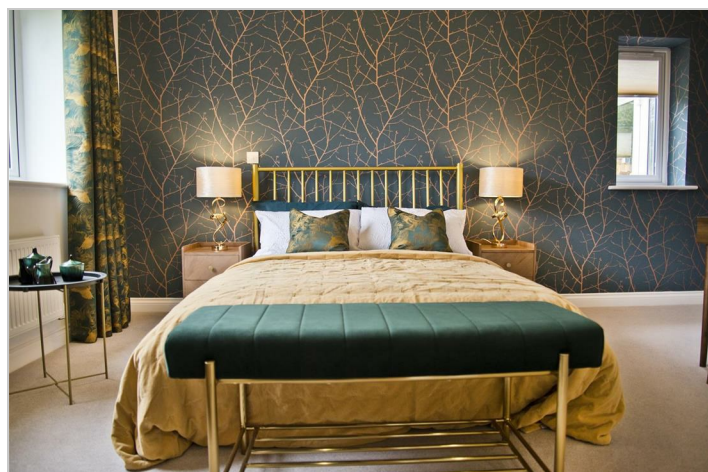
All images are used for illustrative purposes and are representative only. They may be CGI or of a show home, and may not be the same as the actual property available. The specification, layout and

décor may differ. Images may be of a slightly different model of home. Individual features such as windows, brick, carpets, paint and other material colours may vary and the specification of fittings may vary. Some exterior images are CGI and actual homes may have different external finishes.

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.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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.

Sutton St Nicholas

A/S, Landsat / Copernicus, Maxar Technologies

A map of Suttontown, Michigan, with a red pin marking the location of Suttontown Middle School. The map shows a road network and a body of water. The text "Suttontown, Michigan" is visible on the map. The Google logo and "Map data ©2025 Google" are also present.

THE LANDBRIDGE

FLOOR PLAN

ROOM	IMPERIAL / "	METRIC / mm
Living Room	13' 0" x 13' 10"	3967 x 4222mm
Kitchen / Dining	15' 4" x 9' 10"	4678 x 3000mm
Bedroom 1	12' 4" x 10' 3"	3767 x 3109mm
Bedroom 2	9' 10" x 10' 3"	2999 x 3109mm
Bedroom 3	9' 9" x 9' 3"	2967 x 2825mm
Bathroom	6' 0" x 6' 4"	1825 x 1937mm
En-Suite	8' 9" x 3' 11"	2655 x 1200mm

TOTAL FLOOR AREA
883ft² / 82m²

CONSUMER
CODE
PHONE BUILDING

APPROVED CODE
TRADING STANDARDS

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 land/buildings and furniture.

bellhomes

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.

an offer or contract. Intending purchasers should not rely on
y. No person in this firms employment has the authority to

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