



Plot 14, The Bewdley, Bramley Drive

Sutton St Nicholas, Hereford, HR1 3DL

£365,000



This three bedroom, two bathroom family home with parking for two cars has everything a modern family could need. With a modern open plan kitchen/dining room and a spacious living room with patio doors to the garden.

The Bewdley is set on a small development of just 24 homes in the village of Sutton St. Nicholas just 4.5 miles from Hereford.



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:

- 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 EV Shower to Ensuite
- Shaver socket
- White Low Energy LED Downlighters
- Choice of Wall Tiles
- Choice of Floor Tiles

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
- Stelrad Radiators to First Floor
- Towel Radiator to Bathroom
- Towel Radiator to Ensuite/s

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
- Mains Powered Smoke Alarm to Hall & Landing with Battery Back Up
- Wiring Only for Security System
- Provision for Future Installation of Solar Panels

Internal Finishes:

- Painted Softwood Staircase
- 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
Off Road Parking

Please Note:

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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.

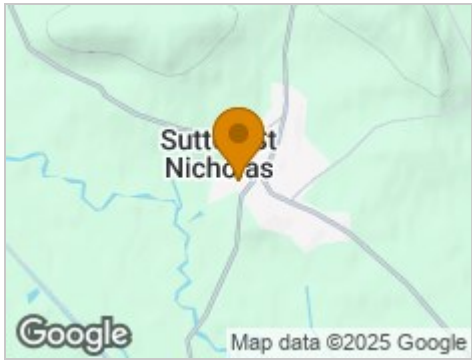
Road Map



Hybrid Map



Terrain Map



Floor Plan

THE BEWDLEY

FLOOR PLAN

ROOM	IMPERIAL / "	METRIC / mm
Living Room	17' 8" x 10' 10"	5385 x 3287mm
Kitchen / Dining	10' 7" x 11' 9"	3210 x 3587mm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	11' 1" x 11' 1"	3366 x 3387mm
Bedroom 2	10' 5" x 8' 4"	3168 x 2537mm
Bedroom 3	7' 0" x 10' 10"	2129 x 3287mm
Bathroom	6' 2" x 6' 6"	1880 x 1975mm
En-Suite	5' 9" x 7' 2"	1750 x 2174mm

LIVING ROOM

WC

HALL

KITCHEN / DINING

GROUND FLOOR

BEDROOM 2

BEDROOM 3

LANDING

BATH

BEDROOM 1

EN-SUITE

FIRST FLOOR

CONSUMER CODE

APPROVED CODE

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Viewing

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Energy Efficiency Graph

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