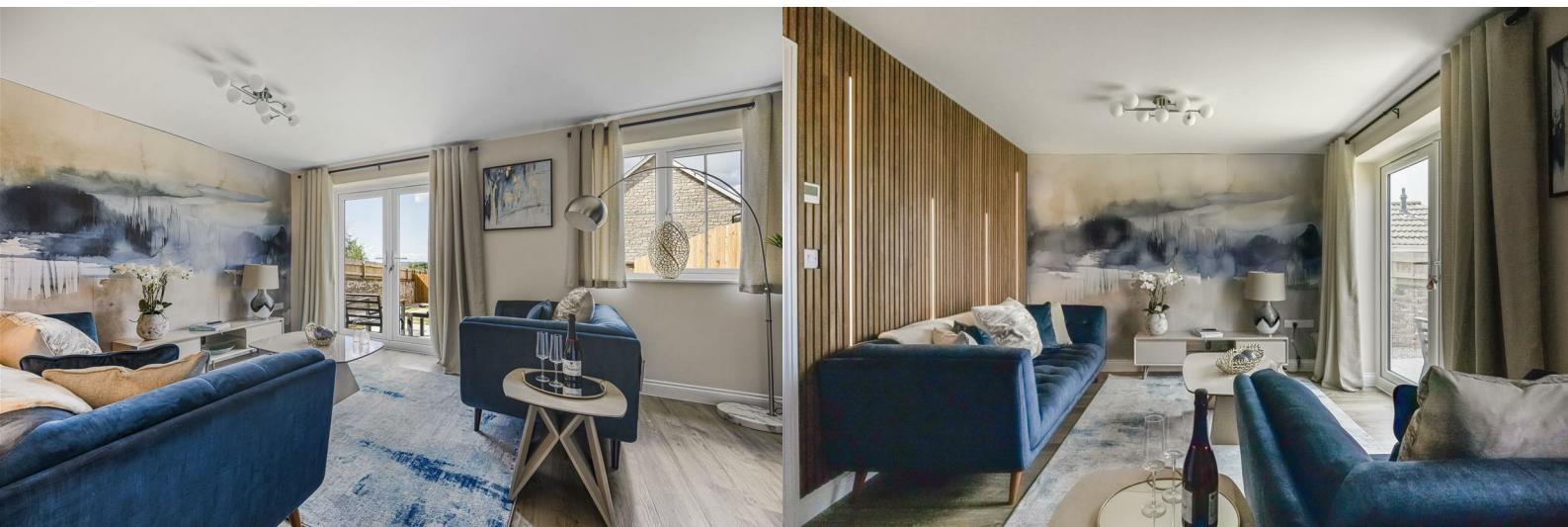




Plot 16, The Bewdley, Bramley Drive Sutton St Nicholas, Hereford, HR1 3DL

£340,000



READY TO MOVE IN NOW!

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

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:

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.



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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.

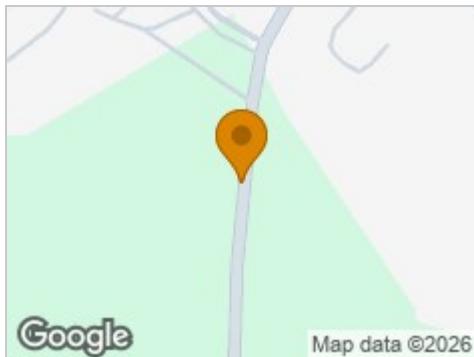
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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

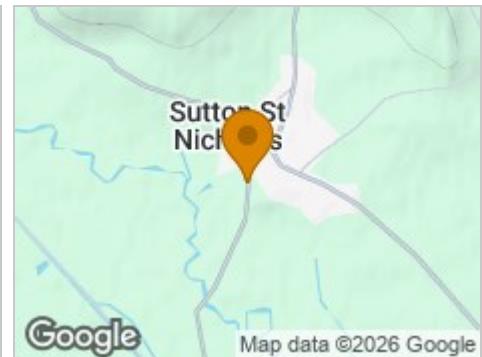
Road Map



Hybrid Map



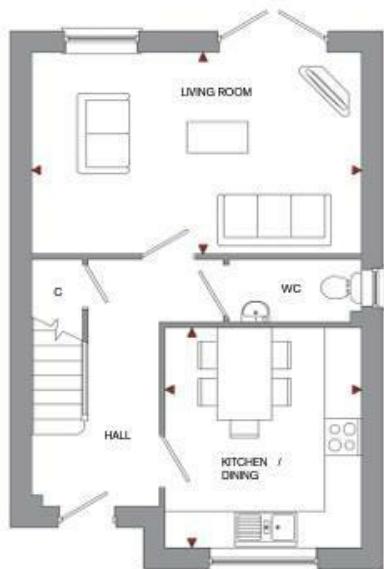
Terrain Map



Floor Plan

THE 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



GROUND FLOOR

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' 8"	1880 x 1975mm
En-Suite	5' 9" x 7' 2"	1750 x 2174mm



FIRST FLOOR



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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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