



14 FARADAY GARDENS MADLEY, HEREFORD HR2 9FQ

£450,000
FREEHOLD

Situated in this popular village location south of Hereford, a fantastic four bedroom detached modern family home. The property benefits from spacious living accommodation to the ground floor with useful downstairs W/C & utility, four bedrooms, one en-suite and family bathroom to the first floor. The property also benefits from driveway parking, a single garage and good sized garden with views towards open countryside to the rear. A viewing is highly recommended.

**Flint
&
Cook**

14 FARADAY GARDENS

- Modern detached house • Fantastic countryside views • Ideal family home • Popular village location • Driveway, single garage & good sized rear garden • Four bedrooms, one en-suite & family bathroom



Ground Floor

With canopy entrance porch and entrance door into the

Entrance Hall

With fitted carpet, two ceiling light points, radiator, wall mounted fuse box, carpeted stairs leading up with under stair storage cupboard and doors to

Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splash back, radiator, tiled floor, ceiling light point and double glazed window to the front aspect.

Utility Room

With fitted work surface space, under counter space and plumbing for a washing machine and tumble dryer, wall mounted gas central heating boiler, radiator, double glazed window, ceiling light point and tiled flooring.

Living Room

With fitted carpet, radiator, two ceiling light points and double glazed window to the front aspect.

Open Plan Kitchen/Dining/Living Room

Kitchen fitted with matching wall and base units with work surface space over, fitted peninsula with breakfast bar and storage under, 1 1/2 bowl sink and drainer unit, integrated four ring gas hob with oven below and extractor hood over, space for a freestanding fridge/freezer, double glazed window and opening into the spacious lounge/ dining area with two ceiling light points, radiator and french doors leading out to the rear garden.

First Floor Landing

With fitted carpet, two ceiling light point to, loft hatch, smoke alarm, large storage cupboard and doors into

Main Bedroom with En-suite

With fitted carpet, ceiling light point, radiator, double built in wardrobe, large double glazed window to the rear aspect with views towards open countryside and door into the

En-suite shower room

With large walk in shower with mains fitment shower head and tiled surround, pedestal wash hand basin with tiled splash back, low flush w/c, double glazed window, chrome heated towel rail, recess spotlights and tiled floor.

Bedroom Two

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect

Bedroom Three

With fitted carpet, ceiling light point, radiator and large double glazed window to the rear aspect with countryside views.

Bedroom Four

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head and tiled surround,

pedestal wash hand basin, low flush w/c, chrome heated towel rail, double glazed window, tiled floor and recess spotlights.

Outside

To the rear French doors open out onto a paved patio area with steps leading to a decked/stoned area, there is a raised decked area and a stoned pathway leading to a further raised decked area. The remainder of the garden is laid to lawn and enclosed by fencing with fantastic views onto the countryside beyond. There are useful outside power points, tap and lights.

A side access gate leads to the front. To the front a brick paviour driveway providing off road parking for several vehicles with useful EV charging point, a good sized area of lawn and pathway to the front door.

Single garage with light, power, personal door to the rear garage and up and over door to the front.

Directions

From Hereford proceed out of Hereford on Belmont Road, take the second exit onto the A465 Abergavenny Road and then take the second right turning towards Clehonger/Madley. Proceed through the village of Clehonger and continue into Madley, proceed past the primary school and pub taking the right hand turning signposted for Bridge Sollers and take the left turning into Faraday Gardens.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

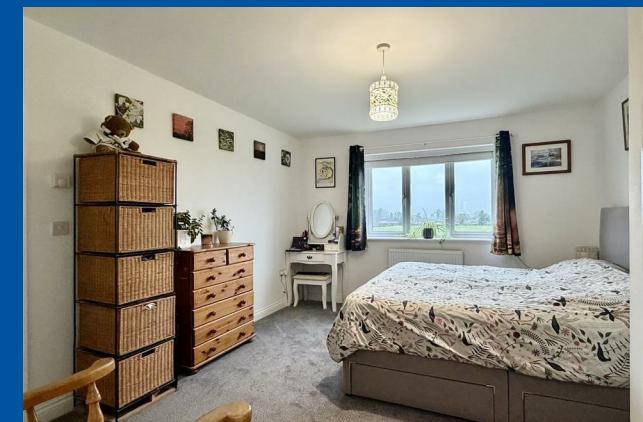
Tenure & Possession

Freehold - vacant possession on completion.

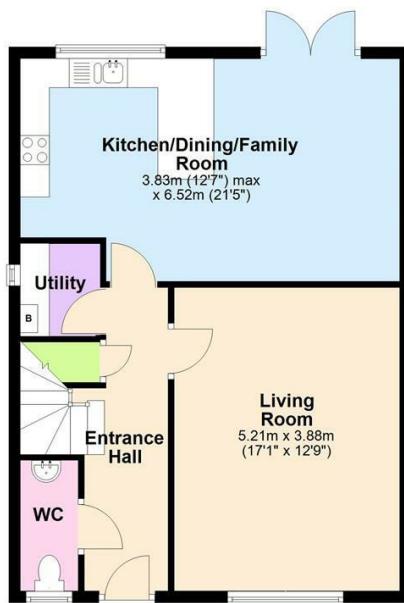
Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

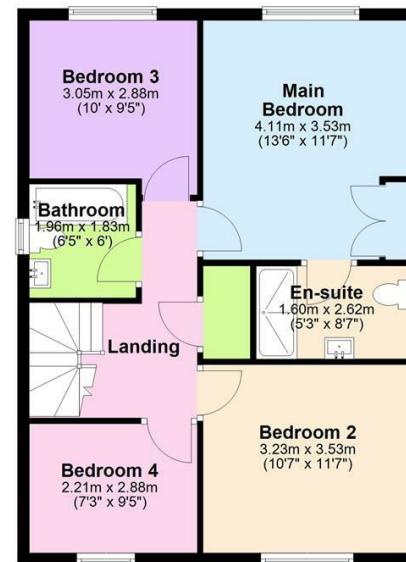
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Ground Floor
Approx. 59.5 sq. metres (640.8 sq. feet)



First Floor
Approx. 59.7 sq. metres (642.5 sq. feet)



Total area: approx. 119.2 sq. metres (1283.3 sq. feet)

EPC Rating: B **Council Tax Band: E**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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