



## Plot 3, The Breamore, Bramley Drive

Sutton St Nicholas, Hereford, HR1 3DL

£550,000





\*\*\*HOME OF THE WEEK\*\*\* THIS WILL INCLUDE A £1000.00 FURNITURE VILLAGE VOUCHER & AN UPGRADED KITCHEN!

The Breamore, a spacious family home with a double garage and driveway with off road parking, set in a small exclusive development of just 24 homes.

The bright kitchen/dining room is the heart of the home, while upstairs the spacious four double bedrooms are accompanied by a family bathroom and an en-suite to the master bedroom.

The Breamore is situated 4.5 miles from Hereford in the village of Sutton St. Nicholas 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
- Choice of Wall Tiles to Utility
- Stainless Steel 1 1/2 Bowl Sink & Tap to Kitchen
- Stainless Steel Single Bowl Sink & Tap to Utility
- Separate Utility Room
- Choice of Ceramic Floor Tiles to Kitchen
- Choice of Ceramic Floor Tiles to Utility
- White Low Energy LED Downlighters

Appliances:

- Brand B Built Under Double Oven
- Brand B Induction Hob
- Brand B S/Steel Chimney Hood
- Brand B Integrated 50/50 Fridge Freezer
- Removable Unit for Dishwasher
- Washing Machine Space & Plumbing Provided
- Tumble Dryer Space Provided

Bedrooms:

- Fitted Wardrobes to Bedroom 1
- Ensuite to Bedroom 1

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:

- 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
- Woodburning Stove

Electrical:

- Low Energy Lighting 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 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
- Oak Cottage Style Internal Doors with Chrome Lever on Rose Ironmongery
- Choice of Carpets Band A or B
- 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:**

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Road Map




Hybrid Map



Terrain Map



Floor Plan




# THE BREAMORE

## FLOOR PLAN

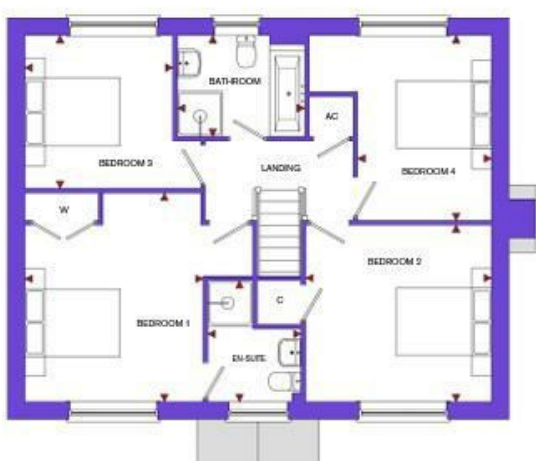
| ROOM             | IMPERIAL / "    | METRIC / mm   |
|------------------|-----------------|---------------|
| Living Room      | 12' 0" x 24' 0" | 3660 x 7310mm |
| Kitchen / Dining | 11' 6" x 24' 0" | 3512 x 7310mm |
| Utility          | 8' 3" x 8' 4"   | 1910 x 2540mm |

TOTAL FLOOR AREA  
1465ft² / 136.1m²



| ROOM      | IMPERIAL / "    | METRIC / mm   |
|-----------|-----------------|---------------|
| Bedroom 1 | 11' 8" x 13' 8" | 3559 x 4166mm |
| Bedroom 2 | 12' 2" x 11' 7" | 3712 x 3528mm |
| Bedroom 3 | 9' 8" x 10' 0"  | 2955 x 3056mm |
| Bedroom 4 | 8' 9" x 12' 2"  | 2674 x 3694mm |
| Bathroom  | 8' 4" x 6' 8"   | 2542 x 2018mm |
| En-Suite  | 6' 1" x 7' 11"  | 1863 x 2421mm |




GROUND FLOOR



FIRST FLOOR



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Viewing

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Energy Efficiency Graph

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