



## Plot 10, The Burghley, Cherry Tree Mews

Madley, Herefordshire, HR2 9LP

£525,000



The Burghley is a spacious family home ideal for the modern family looking for a village location with a village school, local shop and public house. Built around a courtyard setting of only 10 homes by Bell Homes, a family business renowned for crafting high quality homes.

The Burghley offers a large open plan kitchen/ dining room, a large living room with patio doors leading to the garden.

Upstairs the Burghley has a master bedroom with built in wardrobes and en-suite bathroom, three further double bedrooms and a family bathroom.

The property also benefits from a double garage and driveway.



### House Specification:

#### Kitchen:

- Choice of Mackintosh Kitchens
- Extra Deep and Tall Wall Units
- Glass Drawers Sides With Oak Drawer Boxes
- Le Mans Corner Unit
- Choice of Quartz to Kitchen Band A
- Choice of Wall Tiles to Kitchen Upto Band C
- Choice of Wall Tiles to Utility Upto Band C
- Stainless Steel 1.5 Bowl Undermounted Sink to the Kitchen
- Quooker Tap in S/Steel to Kitchen
- Stainless Steel Single Bowl Undermounted Sink & Tap to Utility
- Breakfast Bar to Kitchen
- Separate Utility Room
- Choice of Ceramic Floor Tiles to Kitchen upto Band C
- Choice of Ceramic Floor Tiles to Utility Upto Band C
- White Low Energy LED Downlighters

#### Appliances:

- AEG Built Under Double Oven
- AEG 5 Burner Induction Hob
- AEG Gloss Black Angled Chimney Hood
- AEG Full Height Frost Free Fridge/Freezer 50/50
- AEG Fully Integrated Dishwasher
- Washing Machine Space & Plumbing Provided
- Tumble Dryer Space Provided

#### Bedrooms:

- Fitted Wardrobes to Bedroom 1
- Ensuite to Bedroom 1

- Fitted Wardrobes to Bedroom 2
- Fitted Wardrobes to Bedroom 3
- Fitted Wardrobes to Bedroom 4

#### 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:

- Mitsubishi Ecodan Air Source Heat Pump
- Mitsubishi Hot Water Cylinder
- Underfloor Heating to Ground Floor
- Stelrad Radiators to First Floor
- White Towel Radiator to Bathroom
- White Towel Radiator to Ensuite/s
- Gas Point to Lounge
- Wood Burning Stove

#### Electrical:

- Energy Efficient Lighting Installed 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 Data Points to Living Room, Study and Master

Bedroom (Where applicable)  
USB Charging Ports Socket to Kitchen, Study and Living Room (Where applicable)  
Power Points with High Performance RCBO Protection  
Wired for High Speed Fibre Broadband Capabilities (Where Available)  
Loft Light  
Mains Powered Smoke Alarm to Hall & Landing with Battery Back Up  
Fully Fitted 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  
White Painted Walls & Ceilings Throughout  
Storage Cupboard to Hallway

**External Finishes:**

Pebble Grey Timber Windows & French Doors  
Pebble Grey UPVC Fascias

Black Cast Iron Effect Guttering  
Pebble Grey Timber Front Doors  
External Tap (Below kitchen window unless otherwise stated)  
Electric Car Charging Point  
External Power Point  
Landscaped Front Gardens  
Paved Patio area  
Pebble Grey Timber Garage Personnel Door  
Double Garage with Lighting and Power Points  
Electrically Operated Up and Over Garage Door  
Additional Off Road Parking

**Please Note:**

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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 BURGHLEY

## FLOOR PLANS

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	6' 3" x 8' 4"	1910 x 2540mm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	11' 8" x 11' 7"	3559 x 3528mm
Bedroom 2	12' 2" x 11' 7"	3712 x 3528mm
Bedroom 3	9' 8" x 10' 0"	2955 x 3056mm
Bedroom 4	8' 6" x 12' 2"	2599 x 3694mm
Bathroom	8' 4" x 6' 8"	2542 x 2017mm
En-Suite	6' 1" x 7' 11"	1863 x 2421mm



**GROUND FLOOR**



**FIRST FLOOR**

**TOTAL FLOOR AREA**  
 1465ft<sup>2</sup> / 136.1m<sup>2</sup>




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## Viewing

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## Energy Efficiency Graph

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