



Plot 4, The Wentworth, Cherry Tree Mews Madley, Herefordshire, HR2 9LP

£460,000



SITE PLAN

CHERRY TREE MEWS, MADLEY, HEREFORDSHIRE, HR2 9LP



A spacious four double bedroom family home built by Bell Homes a family business renowned for crafting high quality homes. Set on a small development of just 10 homes built around a courtyard.

The open plan living space on the ground floor makes this property a welcoming family home. Upstairs there are four double bedrooms with the master being en-suite along with a family bathroom and a Home office.

The Wentworth also benefits from a integrated garage and parking.



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 up to Band C
Choice of Wall Tiles to Utility up to Band C
Stainless Steel 1.5 Bowl Undermounted Sink to the Kitchen
Quooker Tap in S/Steel to Kitchen
Separate Utility Room
Choice of Ceramic Floor Tiles to Kitchen up to Band C
Choice of Ceramic Floor Tiles to Utility up to Band C
White Low Energy LED Downlighters

Appliances:

AEG Built Under Double Oven
AEG 4 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:

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:

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

Electrical:

Energy Efficient Lighting Installed throughout
TV Point in Living Room, Dining Room and all Bedrooms
TV Point to Study
External PIR Lighting to all Front/Rear Doors
Telephone Point to Living Room, & Bedroom 1
Telephone Point to Study
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 Band
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
Single Integral Garage with Lighting and Power Points
Pebble Grey Timber Garage Personnel Door
Additional Off Road Parking

Please Note:

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GDPR:

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If you do not wish to have your details passed onto Bell Homes, please let us know.



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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



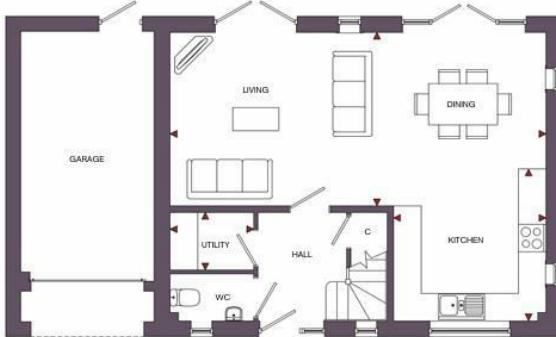
Floor Plan



THE WENTHWORTH

FLOOR PLANS

| ROOM | IMPERIAL / " | METRIC / mm | ROOM | IMPERIAL / " | METRIC / mm |
|-----------------|-------------------|---------------|-----------|------------------|---------------|
| Living / Dining | 26' 9" x 12' 5" | 8160 x 3775mm | Bedroom 1 | 12' 2" x 11' 11" | 3717 x 3619mm |
| Kitchen Utility | 10' 10" x 10' 10" | 3310 x 3300mm | Bedroom 2 | 11' 0" x 11' 10" | 3362 x 3606mm |
| | 6' 0" x 4' 2" | 1818 x 1255mm | Bedroom 3 | 14' 6" x 8' 6" | 4417 x 2582mm |
| | | | Bedroom 4 | 10' 4" x 8' 5" | 3148 x 2567mm |
| | | | Study | 10' 1" x 8' 6" | 3074 x 2581mm |
| | | | Bathroom | 6' 10" x 8' 5" | 2074 x 2567mm |
| | | | En-Suite | 4' 10" x 8' 5" | 1474 x 2567mm |



GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA
1320ft² / 122.6m²




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Viewing

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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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