



Plot 21, The Woodville, Faraday Gardens  
Cherry Tree Mews, Madley, HR2 9PJ  
£485,000

4 3 1 B

\*\*\*STAMP DUTY PAID\*\*\*NEW HOME\*\*\*NO SERVICE CHARGES\*\*\* Introducing plot 21, The Woodville. This stunning four bedroom detached family home is located within the serene village of Madley, Hereford, HR2 9PJ in the Faraday Gardens development by local developer Bell Homes. Faraday Gardens is a development of thirty seven properties. Madley is a village and civil parish in the county of Herefordshire, located just six miles west of the city of Hereford.

This gorgeous four bedroom detached home offers a variety of key features and benefits.

As you enter the ground floor you will discover a spacious and sociable living room, an open plan kitchen/dining room with contemporary French doors opening out onto the rear garden, ideal for letting in the warm breeze and natural lighting during the warmer months, as well as a convenient downstairs cloakroom and utility room. Upstairs you will find four double bedrooms, with an en-suite and dressing room to the master bedroom, as well as a spotless family size bathroom that enjoys both a bath and separate shower enclosure.

The Woodville also has a landscaped front garden.

#### Key Features/Included Specification:

- \* Choice of Kitchens and Laminate Worktops
- \* Separate Utility Room
- \* Choice of Wall & Floor Tiles to Kitchen, Utility, Bathrooms & En-Suites
- \* White Low Energy LED Downlighters to Kitchen, Utility, Bathroom & En-Suites
- \* AEG Built Under Double Oven, 4 Burner Gas Hob & Stainless-Steel Chimney Hood, 50/50 Fridge Freezer
- \* Worcester Bosch Energy Efficient Condensing System Boiler
- \* Choice of Carpets
- \* Storage Cupboard to Hallway
- \* Large Open Plan Kitchen / Diner with French Doors to Secure Rear Garden
- \* Oak Cottage Doors with Chrome Ironmongery
- \* Family Bathroom with Separate Mira Shower Enclosure & Geberit Sanitaryware
- \* En-Suite with Mira Shower Enclosure & Walk in Dressing Room to Bedroom 1
- \* En-Suite with Mira Shower Enclosure to Bedroom 2
- \* Chrome Towel Radiators to Bathroom & En-Suites
- \* Landscaped Front Gardens and Paved Patio Area to Rear Garden
- \* Integral Single Garage with Lighting, Power points &

#### Additional Parking

- \* External Power Point & Tap
- \* Wiring for Electric Car Charging Point
- \* Wiring for Security System
- \* 10 Year LABC Structural Guarantee
- \* No Management Company, Therefore No Management Company Fees

#### 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.

#### Area Map



#### Floor Plan

