



Plot 1, The Bletchley, Cherry Tree Mews Madley, Herefordshire, HR2 9LP

£535,000



SITE PLAN

CHERRY TREE MEWS, MADLEY, HEREFORDSHIRE, HR2 9LP



The Bletchley a modern four double bedroom family home built around a courtyard setting of only 10 Homes, built by Bell Homes a family business renowned for crafting high quality homes.

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

The master bedroom has its own en-suite and there are three further double bedrooms and a family bathroom ideal for the modern family looking for a village location with a village school, local shop and public house.



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
Stainless Steel Single Bowl Undermounted Sink & Tap to Utility
Breakfast Bar 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 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 Band A or B
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

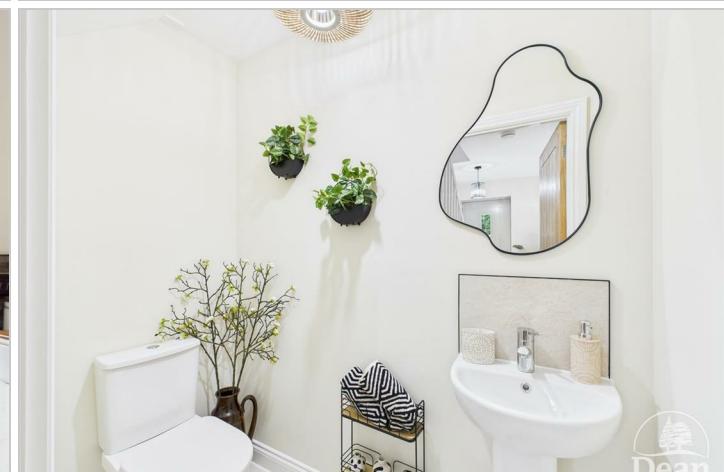
Please Note:

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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 BLETCHLEY

FLOOR PLANS

ROOM	IMPERIAL / "	METRIC / mm	ROOM	IMPERIAL / "	METRIC / mm
Living Room	12' 0" x 24' 0"	3660 x 7310mm	Bedroom 1	11' 8" x 11' 7"	3559 x 3528mm
Kitchen / Dining	11' 6" x 24' 0"	3512 x 7310mm	Bedroom 2	12' 2" x 11' 7"	3712 x 3528mm
Utility	6' 3" x 8' 4"	1910 x 2540mm	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
1465ft² / 136.1m²



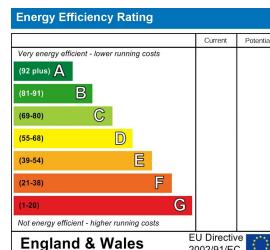

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Viewing

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Energy Efficiency Graph



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