



Plot 5, The Longleat, Cherry Tree Mews Madley, Herefordshire, HR2 9LP

£350,000



SITE PLAN

CHERRY TREE MEWS, MADLEY, HEREFORDSHIRE, HR2 9LP



LAST ONE OF THIS BUILD REMAINING DON'T MISS OUT*** The Longleat is a three bedroom open plan home with the master bedroom having its own en-suite, two further bedrooms and a family bathroom. The Longleat also benefits from off road parking for 2 cars. Built around a courtyard setting of just 10 Homes by Bell Homes a family business renowned for crafting high quality homes.



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
Stainless Steel 1.5 Bowl Undermounted Sink to the Kitchen
Quooker Tap in S/Steel to Kitchen
Choice of Ceramic Floor Tiles to Kitchen upto 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

Bedrooms:

Ensuite to Bedroom 1

Bathrooms:

Geberit Selnova Sanitaryware
Bristan Prism Brassware
Family Bathroom with Over Bath Shower & Shower Screen
Mira EV Thermostatic Shower Over Bath
Mira Elevate Hinged Bathscreen
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 to Living 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 Fascia's
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
Off Road Parking

Please Note:

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Colour schemes and styles may change.

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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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 LONGLEAT FLOOR PLANS

ROOM	IMPERIAL / "	METRIC / mm
Living / Dining	24' 10" x 12' 0"	7560 x 3660mm
Kitchen	10' 5" x 8' 11"	3160 x 2719mm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	11' 9" x 12' 0"	3568 x 3654mm
Bedroom 2	12' 10" x 8' 7"	3905 x 2617mm
Bedroom 3	9' 5" x 6' 10"	2873 x 2067mm
Bathroom	6' 6" x 6' 10"	1975 x 2067mm
En-Suite	4' 10" x 6' 10"	1480 x 2067mm

GROUND FLOOR

FIRST FLOOR

TOTAL FLOOR AREA
946ft² / 87.8m²

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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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