

Plot 25 The Bewdley, Faraday Gardens  
hr29fq

£325,000



• 3 bed detached property • Cloakroom • En-suite Master bedroom • Single garage with off road parking.

## OVERVIEW

This 3 bed detached property, known as The Bewdley, is one of 2 detached built to this design with a square footage of 905, on this new development which has been built by Messrs K W Bell, which was founded in 1965. Having 10 year LABC structural guarantee, no management company nor fees, the property comprises; open plan kitchen/dining, living room, downstairs cloakroom, first floor master bedroom with en-suite shower room, 3 further bedrooms, family bathroom, gardens, single garage, and off road parking.

Madley is an active village located approximately 6 miles west of Hereford City. Amenities include, a recently refurbished local pub, village shop/post office, church, village hall, primary school, and in the nearby village of Kingstone there is a secondary school and the popular Fairfield school in Peterchurch. The area is in the renowned Golden Valley which has excellent walking and hiking facilities and for those who require it there is a bus service to Hereford City and the market town of Hay on Wye.

In more detail the property comprises:

### Entrance Porch

Door to:

### Entrance Hall

Having under stairs cupboard.

### Kitchen/Dining Room

3.287m x 5.385m (10' 9" x 17' 8")

An open plan kitchen/dining with tiled flooring and comprises:

Kitchen Area:

Having built-in kitchen comprising, laminate working surfaces, Zanussi built under double oven, 4 burner gas hob, stainless steel chimney hood, part tiled walls, white low energy downlighters, and window.

### Living Room

3.210m x 3.587m (10' 6" x 11' 9")

With carpet flooring, window and french doors opening onto rear patio.

### Cloakroom

Comprising low flush WC, wash hand basin, tiled floor, tiled splash back and window to side aspect.

Stairs from the reception hall lead to:

## FIRST FLOOR

### Landing

With carpet flooring and built-in cupboard.

### Master Bedroom 1

3.662m x 3.367m (12' 0" x 11' 1")

With carpet flooring, and window to front aspect.

### En-Suite Shower Room

2.174m x 1.931m (7' 2" x 6' 4")

Having tiled floor, low energy white downlighters, shower cubicle with Mira Shower, chrome towel rail, part tiled walls, Geberit sanitary ware, wash hand basin, low level WC and window.

### Bedroom 2

3.287m x 3.168m (10' 9" x 10' 5")

With carpet flooring and window to rear aspect.

### Bedroom 3

3.287m x 2.129m (10' 9" x 7' 0")

With carpet flooring and window to rear aspect.

### Bathroom

1.975m x 1.880m (6' 6" x 6' 2")

Having tiled floor, low energy white downlighters, shower cubicle with Mira Shower, chrome towel rail, part tiled walls, Geberit sanitary ware, wash hand basin, low level WC and window.

## OUTSIDE

With landscaped garden and patio to the rear.

### Single Garage

With lighting and power points.

## GENERAL INFORMATION

### Tenure

Freehold

### Services

All mains services are connected to the property

### Outgoings

Council tax band New Build TBC

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

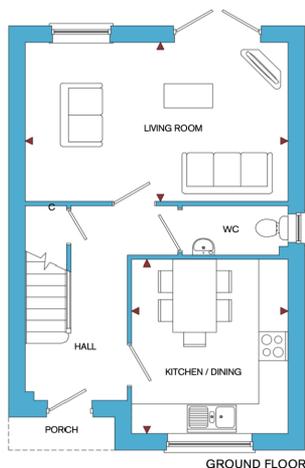
SATURDAY 9.00 am - 12:30 pm



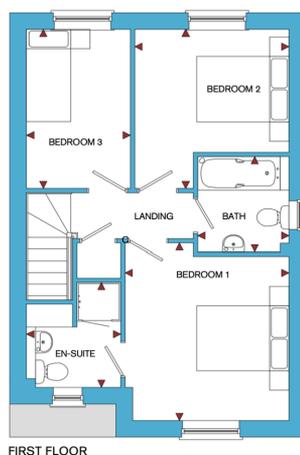
## THE BEWDLEY FLOOR PLAN

ROOM	IMPERIAL / "	METRIC / mm
Living Room	17' 8" x 10' 10"	5385 x 3287mm
Kitchen / Dining	10' 7" x 11' 9"	3210 x 3587mm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	11' 1" x 12' 0"	3367 x 3662mm
Bedroom 2	10' 5" x 10' 10"	3168 x 3287mm
Bedroom 3	7' 0" x 10' 10"	2129 x 3287mm
Bathroom	6' 2" x 6' 6"	1880 x 1975mm
En-Suite	6' 4" x 7' 2"	1931 x 2174mm



TOTAL FLOOR AREA  
905m<sup>2</sup> / 84m<sup>2</sup>



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