

# The *WOODVILLE* (Plots 19 & 21)

4 Bedroom Detached Home

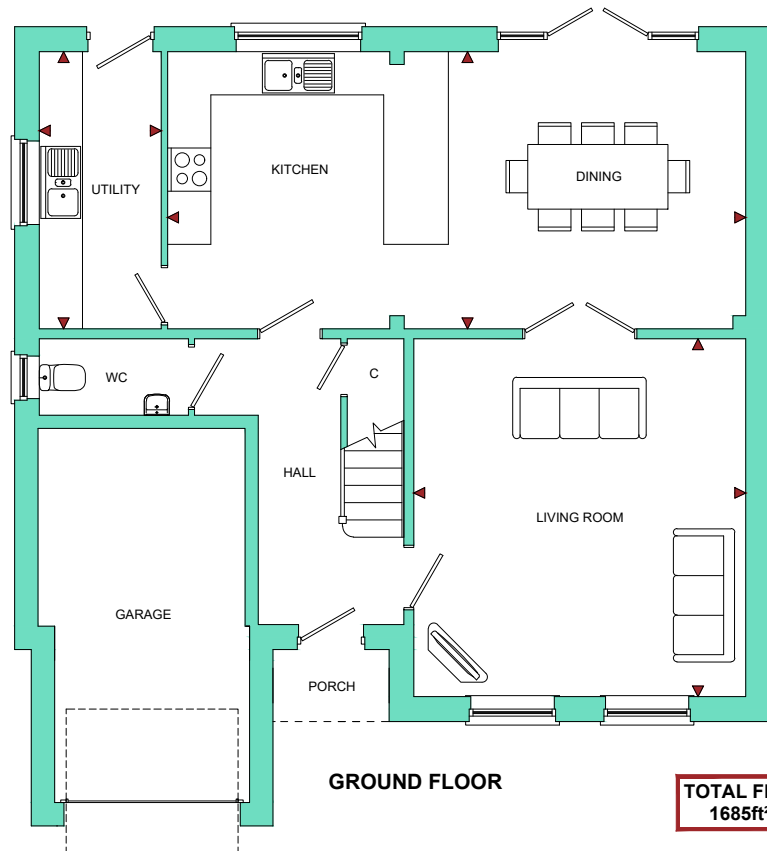


This CGI is an indicative representation of the external finish of this house type on one of the properties on this development. The final appearance of each property may need to be altered during the construction process, particularly when dealing with ground levels. Our sales representative will be happy to discuss the external finish on any specific plot with you.

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ROOM	IMPERIAL / "	METRIC / mm
Living Room	15' 2" x 16' 4"	4610 x 4970mm
Kitchen / Dining	26' 4" x 12' 8"	8029 x 3850mm
Utility	5' 7" x 12' 8"	1693 x 3850mm



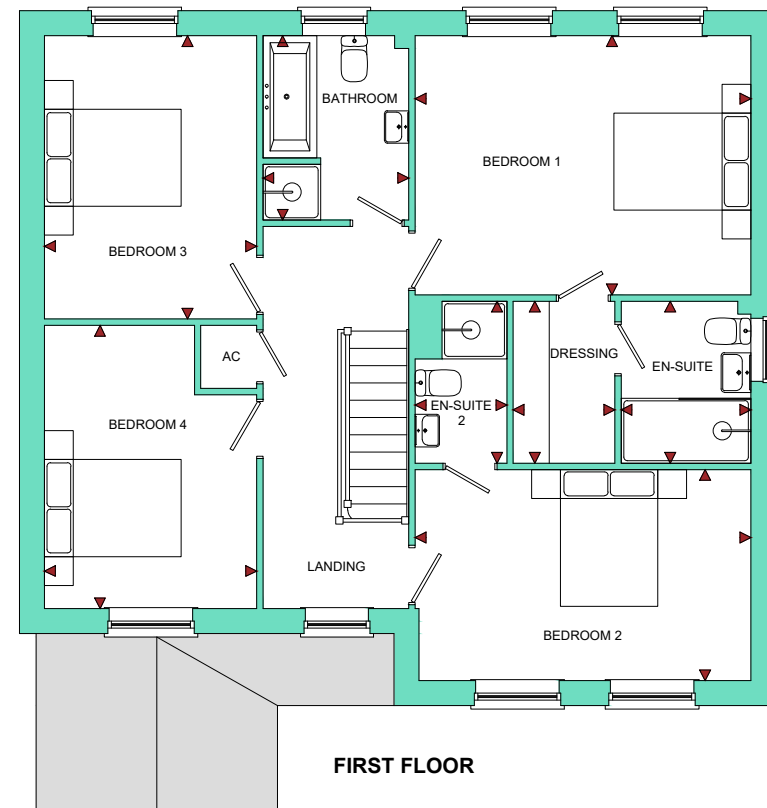
GROUND FLOOR

**TOTAL FLOOR AREA**  
1685ft<sup>2</sup> / 156.5m<sup>2</sup>

# **Faraday Gardens**

Madley, Herefordshire, HR2 9PJ

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	15' 4" x 11' 10"	4662 x 3601mm
Bedroom 2	15' 4" x 9' 8"	4662 x 2933mm
Bedroom 3	9' 8" x 12' 11"	2947 x 3936mm
Bedroom 4	9' 8" x 12' 11"	2947 x 3936mm
Bathroom	6' 8" x 8' 5"	2025 x 2563mm
En-Suite	5' 11" x 7' 5"	1800 x 2250mm
En-Suite 2	4' 2" x 7' 5"	1275 x 2250mm
Dressing Room	4' 8" x 7' 5"	1411 x 2250mm



FIRST FLOOR

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We strive to make each home and development as varied and interesting as possible. Therefore the above is for illustration purposes only and individual properties may vary. Please ask for details of specific properties. Every care has been taken with the preparation of this information, which has been produced for your guidance only and does not form part of a contract. The Plans are NOT TO SCALE, and may vary on site. Please do not use this information for purchase of furnishings and furniture.

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## 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

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