

The *ASHCOMBE* (Plot 20)

4 Bedroom Detached Home

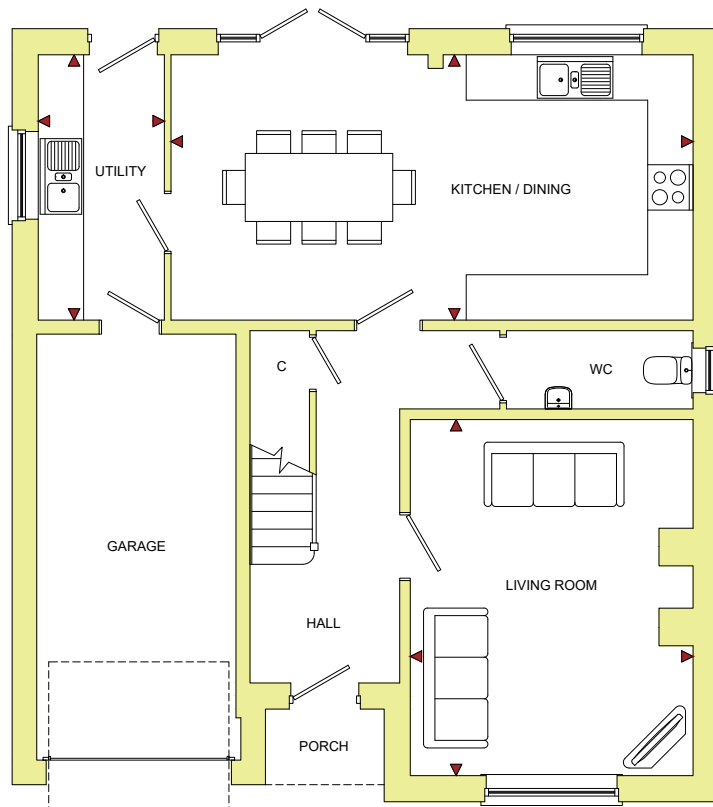


This CGI is an indicative representation of the external finish of this house type on one of the properties on this development. The final appearance of each property may need to be altered during the construction process, particularly when dealing with ground levels. Our sales representative will be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

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4 Bedroom Detached Home

ROOM	IMPERIAL / "	METRIC / mm
Living Room	12' 3" x 15' 6"	3740 x 4710mm
Kitchen / Dining	22' 8" x 11' 6"	6904 x 3510mm
Utility	5' 6" x 11' 6"	1668 x 3510mm



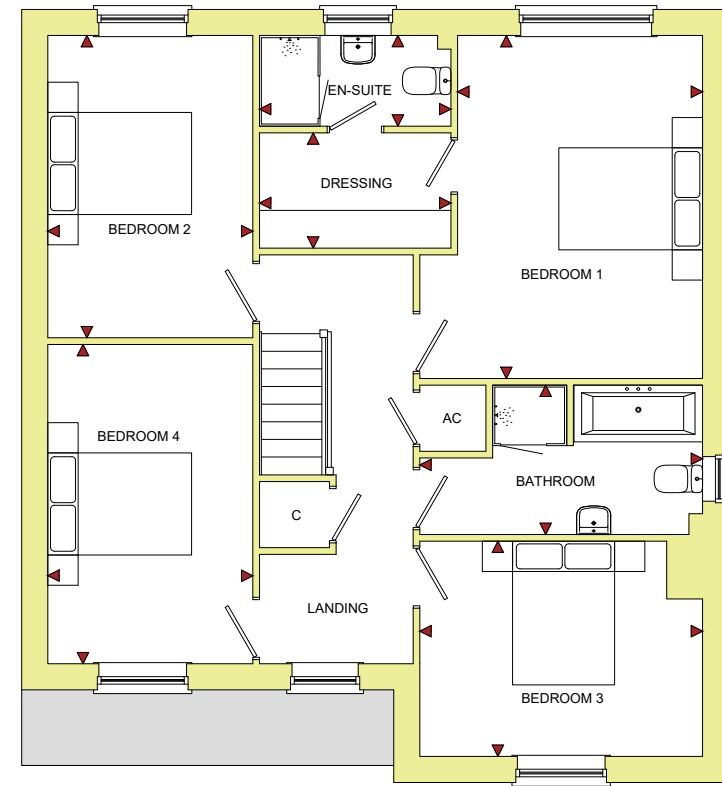
GROUND FLOOR

TOTAL FLOOR AREA
1494ft² / 138.8m²

Faraday Gardens

Madley, Herefordshire, HR2 9PJ

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	10' 8" x 14' 11"	3240 x 4537mm
Bedroom 2	8' 11" x 13' 2"	2712 x 3999mm
Bedroom 3	12' 3" x 9' 4"	3740 x 2847mm
Bedroom 4	8' 11" x 13' 10"	2712 x 4224mm
Bathroom	12' 3" x 6' 6"	3740 x 1975mm
En-Suite	8' 4" x 3' 11"	2532 x 1200mm
Dressing Room	8' 4" x 5' 0"	2532 x 1525mm



FIRST FLOOR

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Key Features/Included Specification

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