

The *BEDFORD* (Plots 13, 14, 17 & 18)

4 Bedroom Detached Home

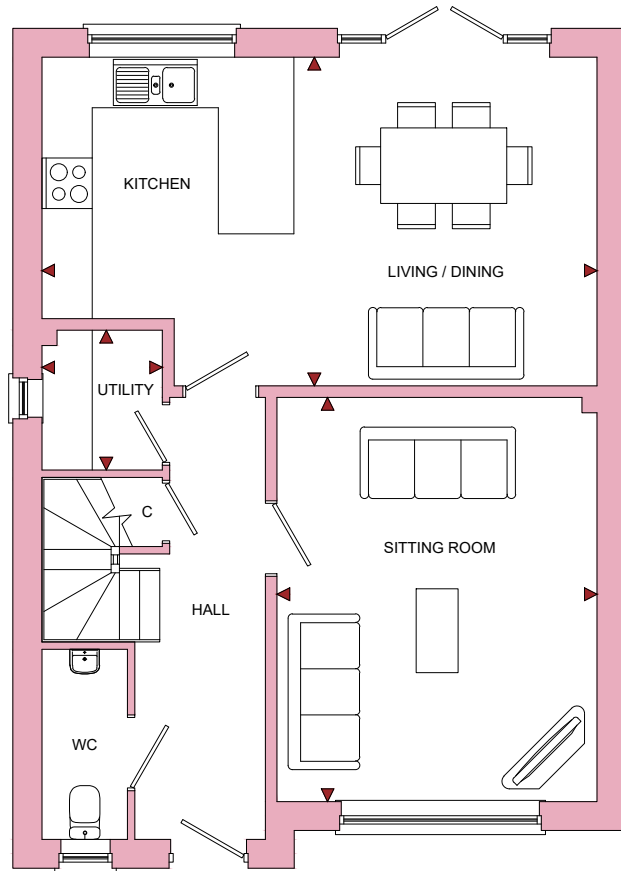


This CGI is an indicative representation of the external finish of this house type on one of the properties on this development. The final appearance of each property may need to be altered during the construction process, particularly when dealing with ground levels. Our sales representative will be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

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ROOM	IMPERIAL / "	METRIC / mm
Living / Kitchen / Dining	21' 8" x 12' 10"	6610 x 3910mm
Sitting Room	12' 6" x 15' 9"	3810 x 4810mm
Utility	4' 9" x 5' 6"	1435 x 1662mm



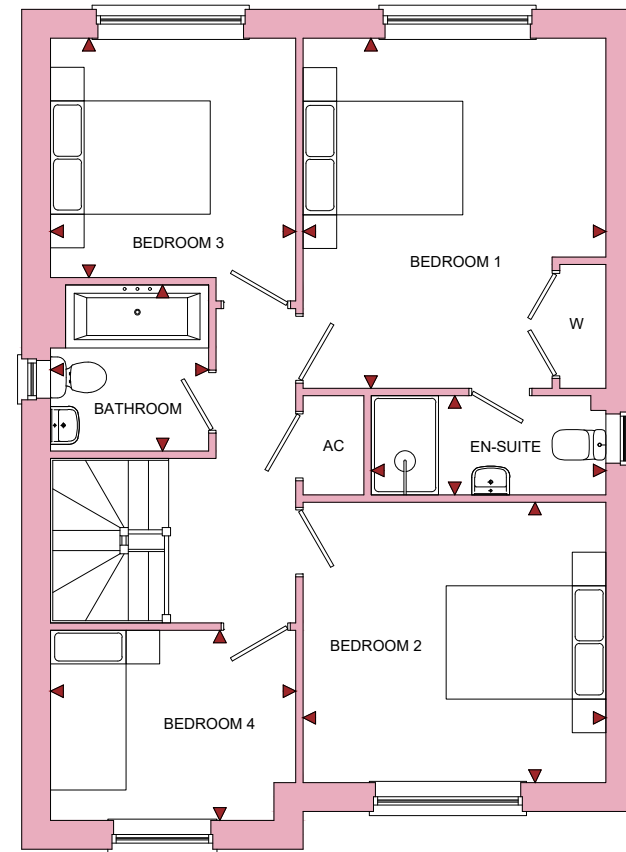
GROUND FLOOR

TOTAL FLOOR AREA
1286ft² / 119.5m²

Faraday Gardens

Madley, Herefordshire, HR2 9PJ

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	11' 10" x 13' 8"	3604 x 4167mm
Bedroom 2	11' 10" x 11' 0"	3604 x 3337mm
Bedroom 3	9' 7" x 9' 4"	2918 x 2849mm
Bedroom 4	9' 7" x 7' 5"	2918 x 2262mm
Bathroom	6' 2" x 6' 6"	1880 x 1975mm
En-Suite	9' 2" x 3' 11"	2791 x 1180mm



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
- Choice of Wall & Floor Tiles to Kitchen, Utility, Bathroom & En-Suite
- White Low Energy LED Downlighters to Kitchen, Bathroom & En-Suite
- Zanussi Built Under Double Oven, 4 Burner Gas Hob & Stainless-Steel Chimney Hood
- Worcester Bosch Energy Efficient Gas Combination Boiler
- Choice of Carpets
- Storage Cupboard to Hallway
- Downstairs W/C
- Open Plan Kitchen / Diner with French Doors to Secure Rear Garden
- Spacious Sitting Room
- 6 Panel White Doors with Chrome Ironmongery
- Family Bathroom with Shower Over Bath & Geberit Sanitaryware
- En-Suite with Mira Shower Enclosure & Fitted Wardrobe to Bedroom 1
- Chrome Towel Radiators to Bathroom & En-Suite
- Landscaped Front Gardens
- Paved Patio Area
- Single Garage with Lighting, Power Points and Additional Parking
- External Power Point & Tap
- Wiring for Electric Car Charging Point & Alarm System
- 10 Year LABC Structural Guarantee
- No Management Company, Therefore No Management Company Fees

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