

# The *CALMSDEN* (Plot 31)

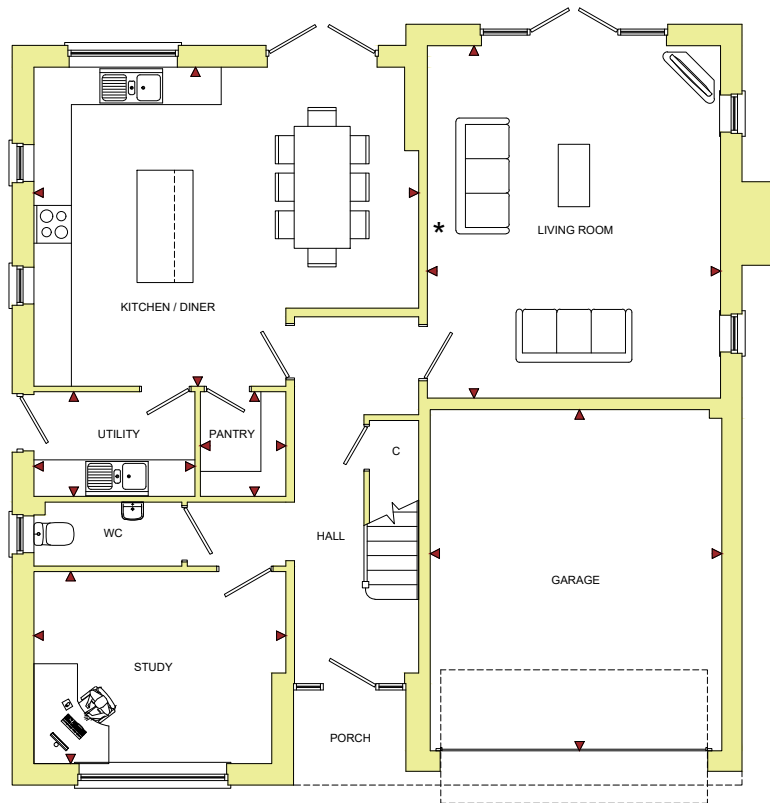
5 Bedroom Detached Home



# The CALMSDEN (Plot 31)

5 Bedroom Detached Home

ROOM	IMPERIAL / "	METRIC / mm
Living Room	15' 5" x 18' 6"	4690 x 5640mm
Kitchen / Diner	20' 3" x 16' 9"	6160 x 5111mm
Study	13' 3" x 10' 1"	4035 x 3075mm
Utility	8' 6" x 5' 6"	2580 x 1675mm
Pantry	4' 6" x 5' 6"	1367 x 1675mm
Garage	15' 4" x 17' 11"	4665 x 5460mm



GROUND FLOOR

[www.bellhomes.com](http://www.bellhomes.com)

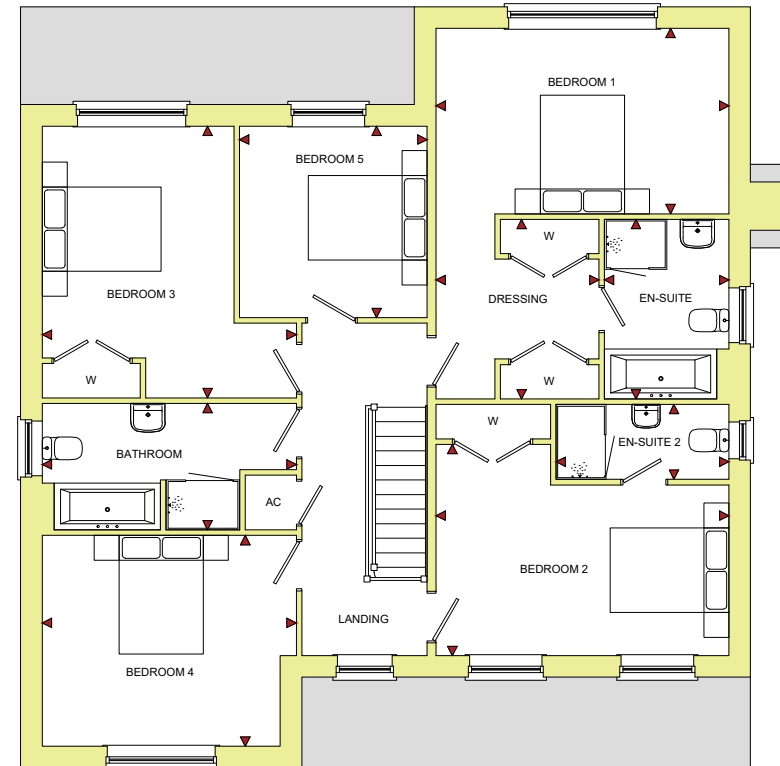
**TOTAL FLOOR AREA**  
2131ft<sup>2</sup> / 198m<sup>2</sup>

\* Provision has been made to allow for double doors to be inserted between Lounge and Kitchen / Diner if customer requires.

# Willow Walk

Lea, Ross-on-Wye, HR9 7ND

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	15' 5" x 9' 9"	4690 x 2970mm
Bedroom 2	15' 5" x 11' 1"	4690 x 3382mm
Bedroom 3	13' 4" x 14' 3"	4067 x 4351mm
Bedroom 4	13' 4" x 11' 1"	4068 x 3374mm
Bedroom 5	9' 10" x 10' 1"	3005 x 3068mm
Bathroom	13' 4" x 6' 8"	4068 x 2025mm
En-Suite	6' 7" x 9' 5"	1993 x 2875mm
En-Suite 2	9' 1" x 3' 11"	2767 x 1200mm
Dressing Room	8' 7" x 9' 5"	2609 x 2875mm



FIRST FLOOR

  
**bellhomes**  
the name that stands for quality homes





**bellhomes**

the name that stands for **quality homes**

**Willow Walk, Lea, Ross-On-Wye, Herefordshire, HR9 7ND**

**The Calmsden**

### **Key Features/Included Specification**

- Choice of Premium Range Kitchen Units
- Choice of Granite or Solid Wood Worktops & Upstands
- Choice of Wall and Floor Tiles to Kitchen, Utility and all Wet Rooms
- Choice of Carpets
- Hardwood Staircase
- Oak Internal Doors with Chrome Ironmongery
- Rangemaster Oven & Chimney Hood
- AEG Double Oven, Hob & Chimney Hood (In Lieu of Rangemaster)
- AEG Fully Integrated Fridge, Freezer & Dishwasher
- Downlighters to Kitchen and Bathrooms
- Under Pelmet Lighting to Kitchen
- Choice of Electric Fire and Surround or Wood Burning Stove
- Fully Integrated Security System
- Large Open Plan Kitchen/Dining Area with French Doors to Rear Garden
- Large Lounge with French Doors to Rear Garden
- Study
- Utility & Pantry off Kitchen
- Dressing Room & En-Suite to Master Bedroom
- En-Suite to Bedroom 2
- 5 Double Bedrooms
- Double Integral Garage with 3 Additional Parking Spaces