



The Greenaways, Woodmans Road, Chipping Sodbury, BS37 6DW

welcome to

The Greenaways, Woodmans Road

*** READY TO VIEW *** HELP TO BUY AVAILABLE *** NEW HOMES *** Just 7 detached dormer homes in an exclusive private location close to Chipping Sodbury High Street. Finished to the highest standard, these homes offer versatile living with 4 bedrooms, driveway parking and gardens.



Plot 7

Having sold several from this development before even coming to market, Plot 7 has been released for sale.

Comprising: Entrance Hall with doors leading to kitchen and lounge, which offers the choice of being open or separated from the dining room. There are two bedrooms downstairs along with bathroom and then stairs leading upstairs to two further bedrooms and a further bathroom.

Outside the property offers front and rear gardens and off street parking for two family cars.

Specification

Beaumont homes have always gone above and beyond to provide their homes with the highest quality finishes. The kitchens will have a choice of flooring and will be equipped with bespoke units and a choice of granite or composite worktops from the developer's range*, and will come with integrated appliances to include a dishwasher, washer/dryer, fridge/freezer, oven, hob and hood. Contemporary bathrooms feature a Villeroy & Boch suite with chrome fittings and a choice of ceramic tiles*

*Subject to time of offering

Decorative Finish

- Chrome sockets and switches throughout.
- Wood veneer internal doors with chrome door fittings.
- White gloss skirting boards and architrave
- Off white emulsion to all walls.
- Smooth brilliant white ceilings
- Choice of carpets or laminate flooring from developers range – Optional Extra

General Features

- Energy efficient combination boiler for gas central heating and hot water.
- Underfloor heating on the ground floor.
- Radiators and thermostatic valves to first floor.
- UPVC secure multi-locking front door
- UPVC double glazed windows with window locks.
- UPVC fascia, soffit and rainwater goods
- High performance acoustic and thermal insulation to roof, walls and floors.
- Fitted wardrobes in bedrooms - Optional Extra
- Electric feature fire place - Optional Extra*
- Traditional solid block and brick construction.

Electrical

- Burglar alarm to ground floor (PIR sensors).
- Mains connected smoke alarms.
- TV aerial sockets into living room and bedrooms.
- BT point in hallway
- Chrome downlighters in kitchen and bathrooms.

External Features

- Lighting to external front door and rear bi-fold door.
- Patio area
- Outside tap
- Turfed garden areas - Optional Extra

*From developers range, subject to stage of construction.

Kitchen

- Choice of quality kitchen units and granite or composite worktops from developers range*
- Integrated appliances including;
 - oven
 - electric ceramic hob. Gas hob is available as an optional extra.
 - dishwasher
 - washer dryer
 - fridge freezer
 - extractor hood.

- Stainless steel one and a half bowl sink with mixer tap
- Choice of ceramic floor and wall tiles from developers range*

*From developers range, subject to stage of construction.

Bathroom

- Villeroy & Boch contemporary white suite.
- Hansgrohe chrome fittings.
- Choice of floor finishes and ceramic wall tiles from developers range*
- One bathroom with shower over bath with glass bath screen.
- Further bathroom with shower tray, shower and enclosure.
- Optional Extra - baths and showers can be swapped and wet rooms are also available subject to conditions*
- Chrome heated towel rails
- Chrome shaver point.

*From developers range, subject to stage of construction.

General Information

ROOM DIMENSIONS (approximate):

Lounge: 4.6m x 3.5m – 15'2" x 11'6"
Dining Room: 3.5m x 2.9m – 11'6" x 9'6"
Kitchen: 3.7m x 2.9m – 12'2" x 9'6"
Bathroom: 2.4m x 2m – 7'11" x 6'7"
Bedroom 1: 4.1m x 3.5m – 13'6" x 11'6"
Bedroom 2: 3.5m x 2.5m – 11'6" x 8'3"
Bathroom: 2.7m x 2.6m – 8'10" x 8'6"
Bedroom 3: 4.2m x 2.9m – 13'9" x 9'6"
Bedroom 4: 4.5m x 4.1m – 14'9" x 13'6"



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welcome to

The Greenaways, Woodmans Road

- New Build Detached Home
- Help to Buy available
- Four Bedrooms
- Two Reception Rooms
- Exclusive, Private Location

Tenure: Freehold EPC Rating: Exempt

£475,000



Please note the marker reflects the postcode not the actual property

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01454 318387



chippingsodbury@allenandharris.co.uk



7 High Street, Chipping Sodbury, BRISTOL,
Avon, BS37 6BA



allenandharris.co.uk