



Old Dairy Way

Netherend, Lydney, GL15 6NN

£435,000

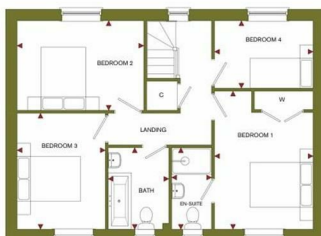


THE JAYWICK

FLOOR PLAN

ROOM	IMPERIAL / '	METRIC / mm
Living Room	12' 4" x 12' 10"	3760 x 3920mm
Kitchen / Dining	9' 1" x 20' 7"	2768 x 6275mm
Study	12' 4" x 7' 5"	3753 x 2268mm

ROOM	IMPERIAL / '	METRIC / mm
Bedroom 1	9' 9" x 13' 8"	2967 x 4156mm
Bedroom 2	12' 6" x 8' 10"	3812 x 2694mm
Bedroom 3	8' 9" x 11' 6"	2654 x 3493mm
Bedroom 4	9' 9" x 8' 8"	2968 x 2532mm
Bathroom	6' 0" x 8' 1"	1825 x 2455mm
En-Suite	3' 11" x 8' 1"	1200 x 2455mm



TOTAL FLOOR AREA
1204R² / 111.8m²



SITE PLAN

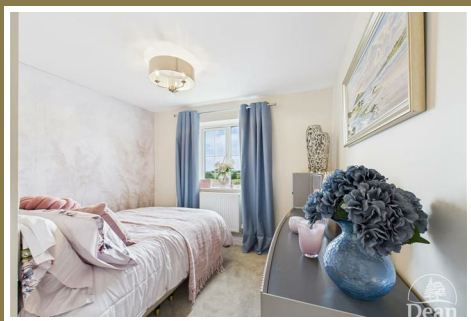
OLD DAIRY WAY, NETHEREND, WOOLASTON, LYDNEY, GLOUCESTERSHIRE, GL15 6NN



House Type Accommodation Schedule

PADWORTH	Small Detached 3 bedroom home
YATE	Small Detached 2 bedroom home
BEWICKLEY	Small Detached 3 bedroom home
BREAKEORE	Detached 4 bedroom home
JAYWICK	Detached 4 bedroom home
COBERLEY	Detached 4 bedroom home
FARMBOROUGH	Detached 4 bedroom home
ASHCOMBE	Detached 4 bedroom home
BROMYARD	Detached 3 bedroom home
AFFORDABLE HOUSING	

A development of thirty-six 2, 3 and 4 bedroom homes in the village of Woolaston in the Forest of Dean. Woolaston lies approximately 5 miles from Chepstow, making it a great place to commute to the likes of Bristol, and is surrounded by woodland and agricultural land.



Bell Homes, a division of the K W Bell Group, is a fourth-generation family business renowned for building high-quality, thoughtfully crafted homes that meet the demands of modern living. With over fifty years of expertise passed down through generations, Bell Homes combines traditional craftsmanship with innovative design, creating spaces where families can truly thrive. Rooted in strong family values, Bell Homes emphasises integrity, quality, and community in every development. Each project is approached with the same dedication to detail and care, whether designed for first-time buyers, growing families, or those looking to downsize. Their homes are built to suit every stage of life, offering practical, beautiful spaces that feel like home. Bell Homes sets itself apart by providing a tailored experience for each buyer, offering a wide range of choices within the price to help customers personalise their homes. From kitchen finishes to bathroom fixtures, buyers can select from quality options to suit their style and preferences, ensuring that their new home feels uniquely their own.

House Specification:

Kitchen:

- Choice of Kitchens and Laminate Worktops
- Choice of Wall Tiles to Kitchen
- Stainless Steel 1 1/2 Bowl Sink & Tap to Kitchen
- Choice of Ceramic Floor Tiles to Kitchen
- White Low Energy LED Downlighters

Appliances:

- Built Under Double Oven
- Induction Hob
- Stainless Steel Chimney Hood
- Fridge Freezer Space
- Removable Unit for Dishwasher
- Washing Machine Space & Plumbing Provided

Bedrooms:

- Fitted Wardrobes to Bedroom 1
- Ensuite to Bedroom 1

Bathrooms:

- Geberit Selnova Sanitaryware
- Bristan Prism Brassware
- Family Bathroom with Over Bath Shower & Shower Screen
- Mira EV Thermostatic Shower Over Bath
- Mira Elevate Hinged Bathscreen
- Mira Shower Enclosure with Mira EV Shower to Ensuite
- Shaver socket
- White Low Energy LED Downlighters
- Choice of Wall Tiles
- Choice of Floor Tiles

Heating/Energy Efficiency:

- Mitsubishi Energy Efficient Air Source Heat Pump
- Hot Water Cylinder
- Underfloor Heating to Ground Floor
- Stelrad Radiators to First Floor
- Towel Radiator to Bathroom
- Towel Radiator to Ensuite/s

Electrical:

- Energy Efficient Lighting Installed Throughout
- TV Point in Living Room, Dining Room and all Bedrooms
- TV Point to Study
- External PIR Lighting to all Front/Rear Doors
- Telephone Point to Living Room, & Bedroom 1
- Telephone Point to Study
- Cat 6 Data Points to Living Room, Study and Master Bedroom (Where Applicable)
- Power Points with High Performance RCD Protection
- Wired for High Speed Broadband Capabilities (Where Available)

Loft Light
Mains Powered Smoke Alarm to Hall & Landing with Battery Back Up
Wiring Only for Security System
Provision for Future Installation of Solar Panels

Internal Finishes:

Painted Softwood Staircase
Oak Cottage Style Internal Doors with Chrome Lever on Rose Ironmongery
Choice of Carpets Band A
White Painted Walls & Ceilings Throughout
Storage Cupboard to Hallway

External Finishes:

UPVC Storm White Windows & French Doors

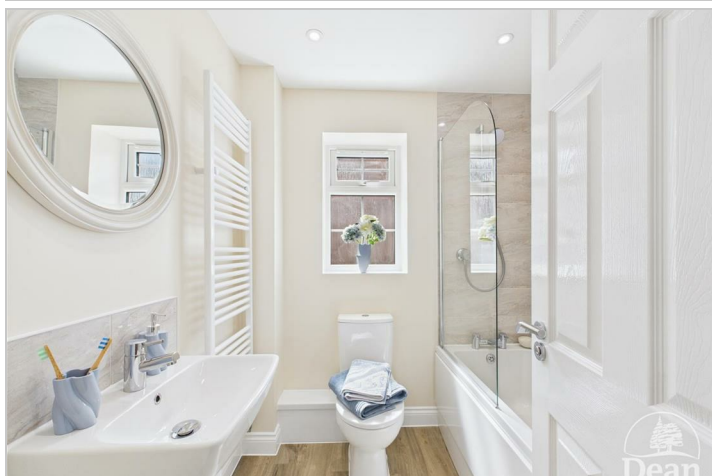
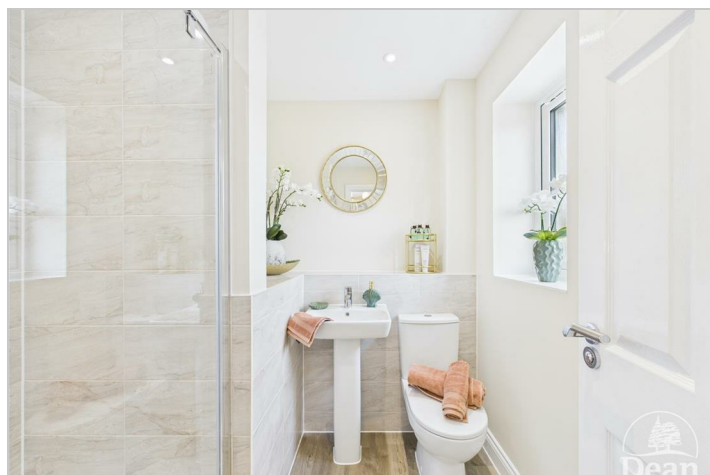
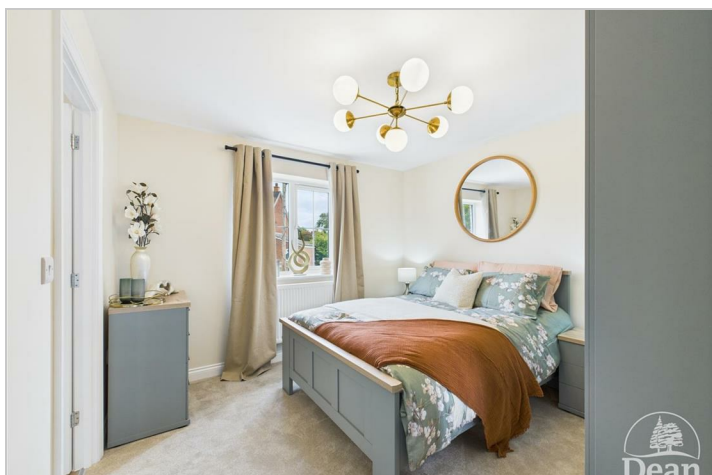
Black UPVC Guttering
Black Composite Front Doors
External Tap
Electric Vehicle Car Charging Point
External Power Point
Landscaped Front Gardens
Paved Patio area
Single Garage with Lighting & Power Points & Additional Off Road Parking

Please note:

Images are from previous show homes and are for marketing purposes. Colour schemes and styles may change.

Agents Note:

The estimated annual service charge per plot provided by Ground Solutions Limited is £399.30 p.a. Please contact us for further information.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



Floor Plan

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GROUND FLOOR

FIRST FLOOR

TOTAL FLOOR AREA
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CONSUMER CODE FOR HOME BUILDERS

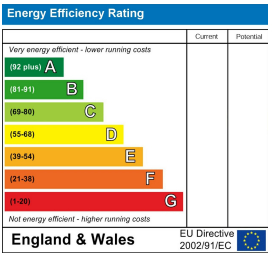
APPROVED CODE

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Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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