



The Yate is a spacious two bedroom home, with a modern fitted kitchen and open plan living/dining room. This home also has two double bedrooms and a family bathroom, also benefiting from parking for two cars making it an ideal home for young families, first time buyers or professionals.

Plot 10, The Yate

Old Dairy Way, Netherend, Lydney, GL15 6NN
£250,000



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:

Stainless Steel Single Bowl Sink & Tap to Kitchen
White Low Energy LED Downlighters

Appliances:

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

Bathrooms:

Twyford's Alcona Sanitaryware
Bristan Orta Brassware
Family Bathroom with Over Bath Shower & Shower Screen
Mira EV Thermostatic Shower Over Bath
Mira Elevate Hinged Bathscreen
Shaver socket
White Low Energy LED Downlighters

Heating & Energy Efficiency:

Mitsubishi Energy Efficient Air Source Heat Pump
Hot Water Cylinder
Towel Radiator to Bathroom

Electrical:

Energy Efficient Lighting Installed Throughout
TV Point to Living Room and all Bedrooms
External PIR Lighting to all Front/Rear Doors

Telephone Point to Living Room, & Bedroom 1
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
Provision for Future Installation of Solar Panels

Internal Finishes:

Painted Softwood Staircase
White 6 Panel Internal Doors with Chrome Lever on Backplate Ironmongery
White Painted Walls & Ceilings Throughout
Storage Cupboard to Living Room

External Finishes:

UPVC White Windows & French Doors
Black UPVC Guttering
Black Composite Front Doors
Electric Vehicle Car Charging Point
Landscaped Front Gardens
Paved Patio area
Off Road Parking

Please Note:

Images are from the showhome 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.

GDPR:

Please note that we will only pass your details onto Bell Homes for the purposes of arranging appointments to view.

If you do not wish to have your details passed onto Bell Homes, please let us know.

