



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

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.

