

Dean

ESTATE AGENTS

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk

tsi

APPROVED CODE
TRADINGSTANDARDS.UK

The Property
Ombudsman



This spacious Four bedroom family home on a small development of just 36 homes in the picturesque village of Woolaston with a village shop & primary school just under 6 miles from Chepstow and the M4 to Bristol and South Wales making it an ideal commute. Built by Bell Homes a family renowned business crafting high quality Homes.

The Jaywick offers an open plan kitchen dining room , a useful Home office ideal for home working, and a living room with patio doors to the garden. Upstairs you have three double bedrooms , the master being en-suite and a family bathroom making this an ideal home for young families The property also has a single garage and parking.

Plot 27, The Jaywick
Old Dairy Way, Netherend, Lydney, GL15 6NN
£425,000



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.

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

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

Fitted Wardrobes to Bedroom 1
Ensuite to Bedroom 1

Geberit Selnova Sanitaryware
Bristan Prism Brassware

Family Bathroom with Over Bath Shower & Shower
Screen
Mira EV Thermostatic Shower Over Bath
Mira Elevate Hinged Bathtscreen
Mira Shower Enclosure with Mira EV Shower to Ensuite
Shaver socket
White Low Energy LED Downlighters
Choice of Wall Tiles
Choice of Floor Tiles

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

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

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

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

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

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

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

