



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

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The Property  
Ombudsman

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 Enclosure  
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

## Electricity

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 Handles  
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 not

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

## Agents Not

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

GDP

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

