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**The Property
Ombudsman**



This three bedroom, two bathroom family home with parking for two cars has everything a modern family could need. With an open plan kitchen / dining room, a spacious living room which opens out to the garden. Master bedroom with en-suite.

The Bewdley is built by Bell Homes a renowned family business known for its quality built homes, in the village of Woolston with its primary school and local shop and just under 8 miles from Chepstow with links to the M4 to Bristol and South Wales.

Plot 33, The Bewdley

Old Dairy Way, Netherend, Lydney, GL15 6NN

£315,000



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 1 1/2 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

Bedrooms:

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

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 to Living Room and all Bedrooms
External PIR Lighting to all Front/Rear Doors
Telephone Point to Living Room, & Bedroom 1
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
White 6 Panel Internal Doors with Chrome Lever on Backplate Ironmongery
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
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.

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.

