

**Dean**  
ESTATE AGENTS

CONSUMER  
CODE FOR  
HOME BUILDERS

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A development of thirty-six 2, 3 and 4 bedroom homes in the village of Woolaston in the Forest of Dean. Woolaston lies approximately 5 miles from Chepstow, making it a great place to commute to the likes of Bristol, and is surrounded by woodland and agricultural land.

## Plot 34, The Bromyard

Old Dairy Way, Netherend, Lydney, GL15 6NN

£335,000





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:

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 Single 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 Ensuite  
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

Electrical:

Energy Efficient Lighting Installed Throughout  
TV Point in Living Room, Dining 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  
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 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.

