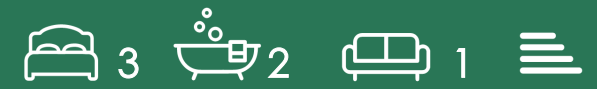




The Bewdley is a three bedroom, two bathroom family home with parking for two cars that has everything a modern family could need. With an open plan kitchen/dining room, a spacious living room which opens out to the garden and master bedroom with en-suite.

Plot 33, The Bewdley
 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.

