

Dean
ESTATE AGENTS

**CONSUMER
CODE FOR
HOME BUILDERS**

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UPGRADES INCLUDED IN PRICE!

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:

Mackintosh Cube Cashmere with Premium Artic Marble Laminate Worktops
Elite Collection Pearl White Wall Tiles
Stainless Steel 1 1/2 Bowl Sink & Tap to Kitchen
Amtico Sun Bleached Oak Flooring to Kitchen, Dining Area and Hallway.
White Low Energy LED Downlighters to Kitchen and Bathroom

Appliances:

AEG Built Under Single Oven
AEG Induction Hob
CDA Stainless Steel Chimney Hood
Integrated AEG Washer/Dryer
Fridge Freezer Space
Removable Unit for Dishwasher

Bedrooms:

Fitted Wardrobes to Bedroom 1
Ensuite to Bedroom 1
Choice of Carpets

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
Thurlestone Beige Wall Tiles
Thurlestone Beige 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
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.

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.

