



Netherend

Woolaston, GL15 6NN

£550,000

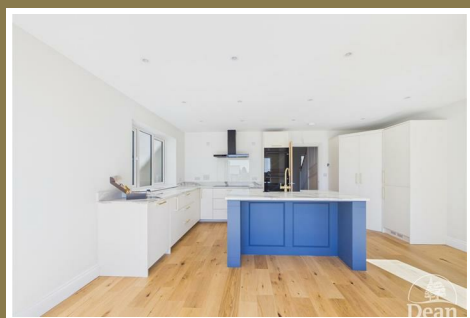


VIRTUAL TOUR AVAILABLE Built in 2025 this development of four modern and contemporary new builds in the sought after location of Netherend, Woolaston.

Willow Cottage is a large four bedroom detached property that offers a large kitchen/diner with aluminium bi-fold doors to the rear gardens and patio with a further two reception rooms and storage filled utility to the ground floor.

The first floor opens into a galleried landing offering additional light, four spacious double bedrooms including a master bedroom with en-suite and walk-in wardrobe.

Woolaston village has a village shop within a 5 minute walk from this property, it also has two village pubs, village community hall, excellent primary school, many country walks and is only a 10 minute drive to Lydney which benefits from having a Train Station & all main facilities, Shops and Supermarkets, Banks, Restaurants and Public Houses, Sports Centre, Doctors Surgeries and Hospital, Golf Course. Chepstow is only a 10 minute drive offering all main facilities, including Train Station, Supermarkets, etc as well as the Old Severn Bridge for commuting to Bristol.



Approached Via:

A composite entrance door with an Oak Storm Porch and outside sensor light.

Entrance Hallway:

10'1 x 10'8 (3.07m x 3.25m)

The spacious entrance hallway fitted with engineered oak flooring throughout opens into an open stairwell. Houses the cupboard with the Under Floor Heating system and boiler.

Kitchen/Diner:

17'10 x 16'10 (5.44m x 5.13m)

Bespoke made kitchen with fitted pantry cupboard, electric hob and extractor fan, integrated fridge freezer and integrated dishwasher. Kitchen island with ceramic Belfast sink and drainer and instant hot water tap. Space for dining room table and chairs with aluminium bi-fold doors to rear garden and patioed area.

Living Room:

12'10 x 16'2 (3.91m x 4.93m)

Large living area with UPVC double glazed windows to rear garden, plenty of double plug sockets and tv point. Under Floor heating throughout and thermostat.

Utility Room:

10'2 x 2'11 (3.10m x 0.89m)

Fitted units with space and plumbing for washing machine and space tumble dryer., stainless steel sink

and UPVC double glazed window to front aspect. Built in storage cupboard for shoes and coats. Door to side pathway.

Downstairs WC:

5'0 x 3'4 (1.52m x 1.02m)

Wash handbasin with storage and W/C.

Office/Bedroom Five:

10'2 x 10'3 (3.10m x 3.12m)

UPVC double glazed window to front aspect. Large space with potential to be a 5th bedroom if required.

Bedroom One:

10'1 x 11'4 (3.07m x 3.45m)

Double bedroom with UPVC double glazed window to rear with far reaching views over the Severn River and skylight, walk-in wardrobe with power and lighting.

En-Suite:

9'6 x 4'0 (2.90m x 1.22m)

Walk-in shower with waterfall shower head, wash hand basin and toilet with frosted UPVC double glazed window to the rear.

Bedroom Two:

10'9 x 10'7 (3.28m x 3.23m)

Double bedroom with UPVC double glazed window to the rear, built-in wardrobes and storage cupboard.

Ensuite:

4'11 x 6'6 (1.50m x 1.98m)

Walk-in shower, wash hand basin and toilet with frosted UPVC double glazed window to the rear.

Bedroom Three:

10'1 x 10'7 (3.07m x 3.23m)

Double bedroom with fitted wardrobes, UPVC double glazed window to the front aspect.

Bedroom Four:

10'3 x 12'0 (3.12m x 3.66m)

Spacious double bedroom with UPVC double glazed window to the front.

Family Bathroom:

5'7 x 8'0 (1.70m x 2.44m)

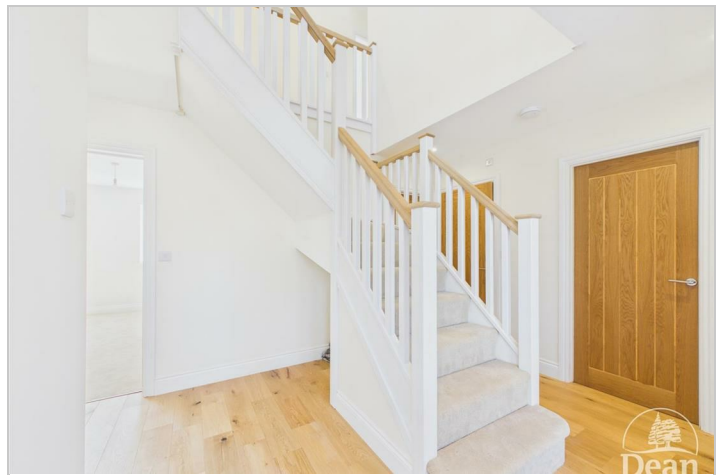
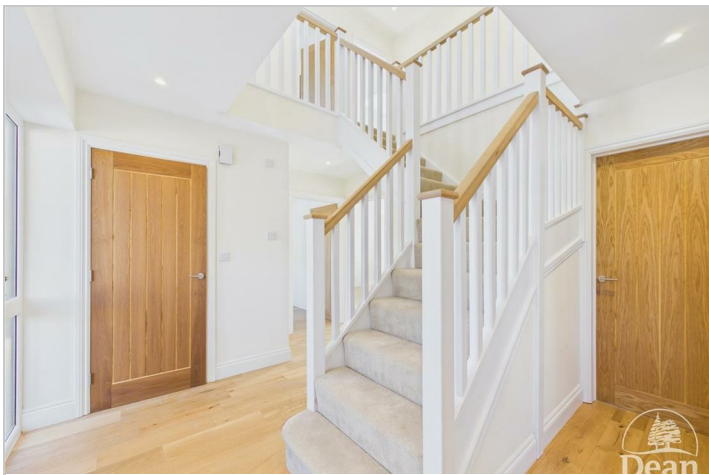
Shower over bath, wash hand basin and toilet with frosted UPVC double glazed window, double panelled radiator and shaving point.

Outside:

South facing garden with large porcelain patio area with laid to lawn grass, access to garage through rear door. The gardens offer far reaching views over to the Severn Bridge. This plot offers a sizeable laid to lawn side garden with access to the front of the property and air source heat pump.

Garage:

Power and lighting with up and over garage door. Rear door to back garden of the property. Fitted with EV charger.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



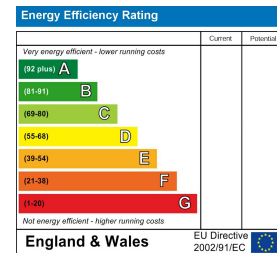
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.