

Dean ESTATE AGENTS

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The Property Ombudsman

The Breamore is a spacious 4 double bedroom family home, downstairs the property offers a large kitchen/dining room and living room with patio doors leading to the rear garden, whilst upstairs the property boasts the master bedroom being ensuite. There are 3 further double bedrooms ideal for the growing family and a bathroom that has a bath and a separate shower cubicle. The property boats a double garage and off road parking.

Plot 23, The Breamore

Old Dairy Way, Nemerena, Lydney, GL15 6RN

£525,000

A development of thirty-six 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.

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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
Choice of Wall Tiles to Utility
Stainless Steel 1 1/2 Bowl Sink & Tap to Kitchen
Stainless Steel Single Bowl Sink & Tap to Utility
Separate Utility Room
Choice of Ceramic Floor Tiles to Kitchen
Choice of Ceramic Floor Tiles to Utility
White Low Energy LED Downlighters

Appliances:
AEG Built Under Double Oven
AEG Stainless Steel Chimney Hood
AEG Full Height Fridge/Freezer 50/50
Removable Unit for Dishwasher
Washing Machine Space & Plumbing Provided
Tumble Dryer Space Provided

Bedrooms:
Fitted Wardrobes to Bedroom 1
Ensuite to Bedroom 1

Bathrooms:
Geberit Selnova Sanitaryware
Bristan Prism Brassware
Family Bathroom with Separate Shower Cubicle
Mira Shower Enclosure with Mira EV Shower to Bathroom
Mira Shower Enclosure with Mira ERD Shower to Master Ensuite
Shaver socket
White Low Energy LED Downlighters
Choice of Wall Tiles
Choice of Floor Tiles

Heating & Energy Efficiency:
Mitsubushi 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
Woodburning Stove

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
Oak Cottage Style Internal Doors with Chrome Lever on Rose Ironmongery
Choice of Carpets Band A or B
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
Double Garage with Lighting & Power Points & Additional Off Road Parking

Please note:
Images shown is of the same house type and is for illustrative purposes only.

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.

