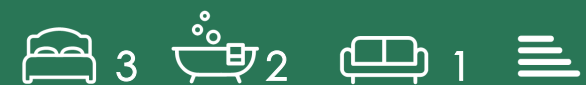




Dean Estate Agents are delighted to present PHASE TWO at the popular Old Dairy Way development in Woolaston which is available now! Following the success of the initial release, this exciting next phase offers a further selection of beautifully designed new homes from Bell Homes in this sought-after village location. The Padworth three bedroom home offers a spacious open plan kitchen/dining room with patio doors leading to the garden. The master bedroom has its own en-suite making this home ideal for families and young couples who work from home to have space for a home office.

The Padworth, The Padworth
 Old Dairy Way, Netherend, Lydney, GL15 6NN
 £325,000



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:

- Ensuite to Bedroom One

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 Dining Room

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 the showhome 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.

Room	IMPERIAL / ft'	METRIC / mm	Room	IMPERIAL / ft'	METRIC / mm
Living Room	10' 7" x 10' 0"	3254 x 3050mm	Bedroom 1	12' 0" x 11' 7"	3658 x 3587mm
Kitchen / Dining	17' 0" x 10' 10"	5208 x 3297mm	Bedroom 2	10' 0" x 8' 0"	3150 x 2439mm
			Bedroom 3	9' 0" x 10' 10"	2743 x 3297mm
			Bathroom	8' 0" x 6' 0"	2439 x 1829mm
			EnSuite	4' 0" x 5' 10"	1219 x 1780mm