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ESTATE AGENTS

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The Property Ombudsman



The Padworth is a 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

3 2 1

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:
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

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

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.