

Dean
ESTATE AGENTS

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



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 20, The Coberley

Old Dairy Way, Netherend, Lydney, GL15 6NN

£540,000



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
- 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 Downlighter

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:

- Walk in Dressing Room 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:

- 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
- Woodburning Stove

Electrical:

- TV Point in Living Room, Dining Room and all Bedrooms
- TV Point to Study
- External PIR Lighting to all Front/Rear Doors
- Telephone Point to Living Room, & Bedroom 1
- Telephone Point to Study
- 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 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 the property.

If you do not wish to have your details passed onto Bell Homes, please let us know.

