



The Yate is a spacious two bedroom home, with a modern fitted kitchen and open plan living/dining room. This home also has two double bedrooms and a family bathroom, also benefiting from parking for two cars making it an ideal home for young families, first time buyers or professionals.

## Plot 11, The Yate

Old Dairy Way, Netherend, Lydney, GL15 6NN  
£250,000



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 Single Bowl Sink & Tap 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

**Bathrooms:**

- Twyfords Alcona Sanitaryware
- Bristan Orta Brassware
- Family Bathroom with Over Bath Shower & Shower Screen
- Mira EV Thermostatic Shower Over Bath
- Mira Elevate Hinged Bathscreen
- Shaver socket
- White Low Energy LED Downlighters
- Choice of Wall Tiles

**Heating & Energy Efficiency:**

- Mitsubishi Energy Efficient Air Source Heat Pump
- Hot Water Cylinder
- Towel Radiator to Bathroom

**Electrical:**

- Energy Efficient Lighting Installed Throughout
- TV Point to Living Room and all Bedrooms
- External PIR Lighting to all Front/Rear Doors
- Telephone Point to Living Room, & Bedroom 1
- 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
- Provision for Future Installation of Solar Panels

**Internal Finishes:**

- Painted Softwood Staircase
- White 6 Panel Internal Doors with Chrome Lever on Backplate Ironmongery
- White Painted Walls & Ceilings Throughout
- Storage Cupboard to Living Room

**External Finishes:**

- UPVC White Windows & French Doors
- Black UPVC Guttering
- Black Composite Front Doors
- Electric Vehicle Car Charging 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.

