



## Plot 30 Old Dairy Way Netherend, Lydney, GL15 6NN

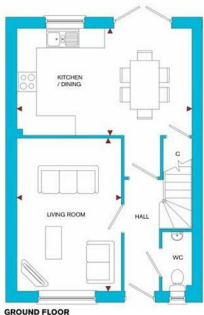
£325,000



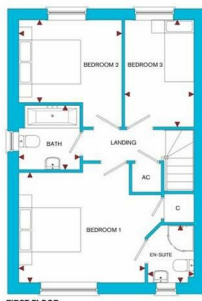
### THE PADWORTH FLOOR PLAN

### SITE PLAN OLD DAIRY WAY, NETHEREND, WOOLASTON, LYDNEY, GLOUCESTERSHIRE, GL15 6NN

ROOM	IMPERIAL /'	METRIC / mm	ROOM	IMPERIAL /'	METRIC / mm
Living Room	10' 7" x 15' 5"	3210 x 4700mm	Bedroom 1	12' 9" x 11' 1"	3890 x 3387mm
Kitchen / Dining	17' 6" x 10' 10"	5386 x 3287mm	Bedroom 2	10' 5" x 8' 4"	3168 x 2537mm
			Bedroom 3	7' 0" x 10' 10"	2129 x 3287mm
			Bathroom	6' 2" x 6' 6"	1890 x 1975mm
			En-Suite	4' 8" x 5' 10"	1418 x 1768mm



TOTAL FLOOR AREA  
936ft<sup>2</sup> / 87m<sup>2</sup>



House Type Accommodation Schedule

PADWORTH	Semi-Detached 3 bedroom home
YATE	Semi-Detached 2 bedroom home
BREWLEY	Semi-Detached 3 bedroom home
BREAMORE	Detached 4 bedroom home
JAYWICK	Detached 4 bedroom home
COBERLEY	Detached 4 bedroom home
FARNBOROUGH	Detached 4 bedroom home
NSHCOMBE	Detached 4 bedroom home
BROMYARD	Detached 3 bedroom home
AFFORDABLE HOUSING	

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.



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 previous show homes and are for marketing purposes. Colour schemes and styles may change.

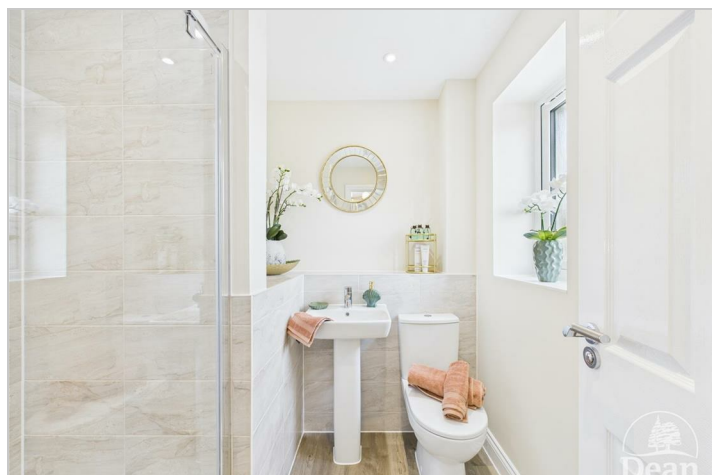
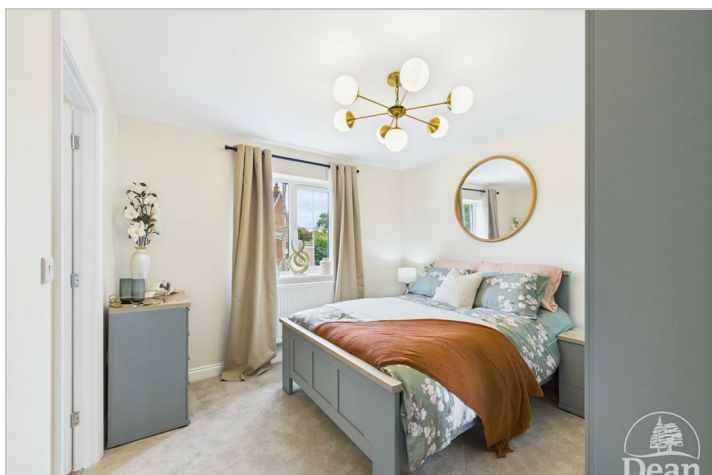
**Agents Note:**

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.

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



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These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

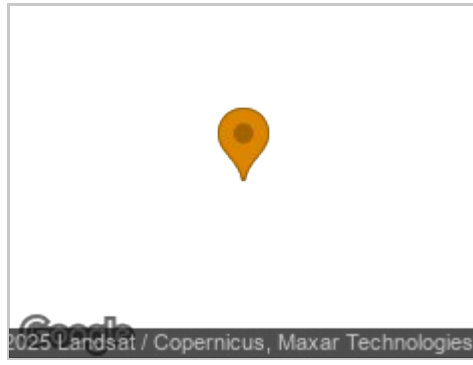
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map




## Hybrid Map



## Terrain Map



## Floor Plan



# THE PADWORTH

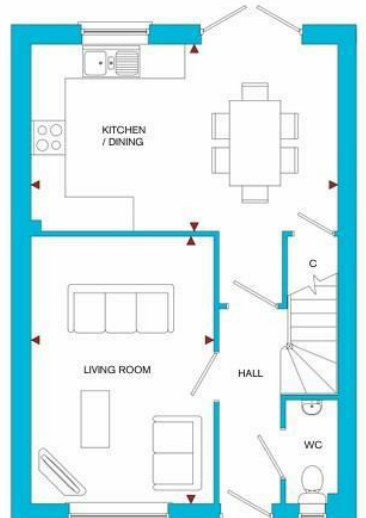
## FLOOR PLAN

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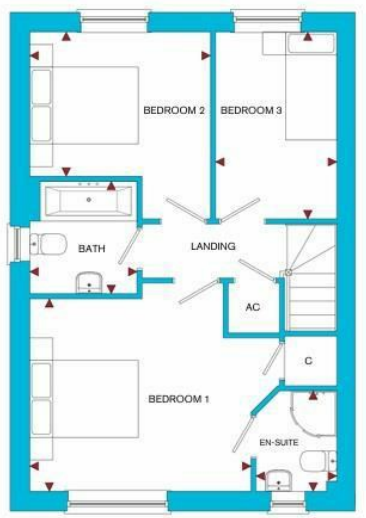
  

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**GROUND FLOOR**




**FIRST FLOOR**

**CONSUMER CODE FOR HOME BUYERS**

**APPROVED CODE**  
RESIDENCE/TEMPERATURE LINK

We strive to make each home and development as varied and interesting as possible. Therefore the above is for illustration purposes only and individual properties may vary. Please ask for details of specific properties. Every care has been taken with the preparation of this information, which has been produced for your guidance only and does not form part of a contract. This Plan is NOT TO SCALE, and may vary on site. Please do not use the information for purchase of buildings and fixtures.



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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