Dean
ESTATE AGENTS

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Netherend

Woolaston, GL15 6NN

£550,000

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VIRTUAL TOUR AVAILABLE Built in 2025 this development of four modern and contemporary new builds in the sought after location of Netherend, Woolaston.

Willow Cottage is a large four bedroom detached property that offers a large kitchen/diner with aluminium bi-fold doors to the rear gardens and patio with a further two reception rooms and storage filled utility to the ground floor.

The first floor opens into a galleried landing offering additional light, four spacious double bedrooms including a master bedroom with en-suite and walk-in wardrobe.

Woolaston village has a village shop within a 5 minute walk from this property, it also has two village pubs, village community hall, excellent primary school, many country walks and is only a 10 minute drive to Lydney which benefits from having a Train Station & all main facilities, Shops and Supermarkets, Banks, Restaurants and Public Houses, Sports Centre, Doctors Surgeries and Hospital, Golf Course. Chepstow is only a 10 minute drive offering all main facilities, including Train Station, Supermarkets, etc as well as the Old Severn Bridge for commuting to Bristol.





Approached Via:
A composite entrance door with an Oak Storm Porch and outside sensor light.

Entrance Hallway:
10'1 x 10'8 (3.07m x 3.25m)
The spacious entrance hallway fitted with engineered oak flooring throughout opens into an open stairwell. Houses the cupboard with the Under Floor Heating system and boiler.

Kitchen/Diner:
17'10 x 16'10 (5.44m x 5.13m)
Bespoke made kitchen with fitted pantry cupboard, electric hob and extractor fan, integrated fridge freezer and integrated dishwasher. Kitchen island with ceramic Belfast sink and drainer and instant hot water tap. Space for dining room table and chairs with aluminium bi-fold doors to rear garden and patioed area.

Living Room:
12'10 x 16'2 (3.91m x 4.93m)
Large living area with UPVC double glazed windows to rear garden, plenty of double plug sockets and tv point. Under Floor heating throughout and thermostat.

Utility Room:
10'2 x 2'11 (3.10m x 0.89m)
Fitted units with space and plumbing for washing machine and space tumble dryer., stainless steel sink and UPVC double glazed window to front aspect. Built in storage cupboard for shoes and coats. Door to side pathway.

Downstairs WC:
5'0 x 3'4 (1.52m x 1.02m)
Wash handbasin with storage and W/C.

Office/Bedroom Five:
10'2 x 10'3 (3.10m x 3.12m)
UPVC double glazed window to front aspect. Large space with potential to be a 5th bedroom if required.

Bedroom One:
10'1 x 11'4 (3.07m x 3.45m)
Double bedroom with UPVC double glazed window to rear with far reaching views over the Severn River and skylight, walk-in wardrobe with power and lighting.

En-Suite:
9'6 x 4'0 (2.90m x 1.22m)
Walk-in shower with waterfall shower head, wash hand basin and toilet with frosted UPVC double glazed window to the rear.

Bedroom Two:
10'9 x 10'7 (3.28m x 3.23m)
Double bedroom with UPVC double glazed window to the rear, built-in wardrobes and storage cupboard.

En-suite:
4'11 x 6'6 (1.50m x 1.98m)
Walk-in shower, wash hand basin and toilet with frosted UPVC double glazed window to the rear.

Bedroom Three:
10'1 x 10'7 (3.07m x 3.23m)
Double bedroom with fitted wardrobes, UPVC double glazed window to the front aspect.

Bedroom Four:
10'3 x 12'0 (3.12m x 3.66m)
Spacious double bedroom with UPVC double glazed window to the front.

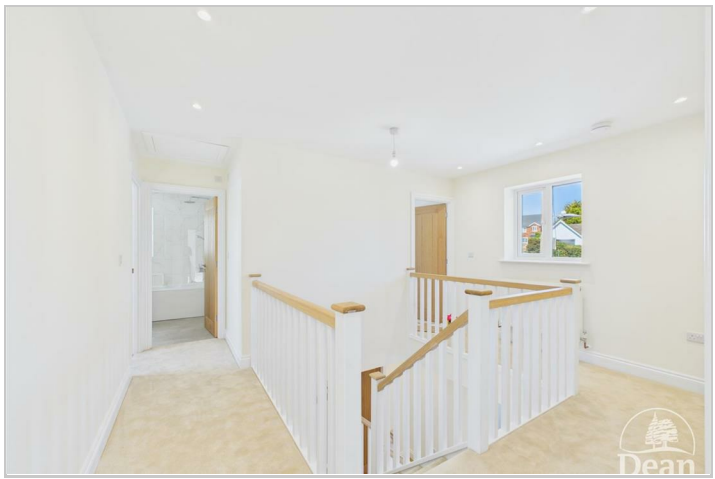
Family Bathroom:
5'7 x 8'0 (1.70m x 2.44m)
Shower over bath, wash hand basin and toilet with frosted UPVC double glazed window, double panelled radiator and shaving point.

Outside:
South facing garden with large porcelain patio area with laid to lawn grass, access to garage through rear door. The gardens offer far reaching views over to the Severn Bridge. This plot offers a sizeable laid to lawn side garden with access to the front of the property and air source heat pump.

Garage:
Power and lighting with up and over garage door. Rear door to back garden of the property. Fitted with EV charger.







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Road Map



Hybrid Map



Terrain Map



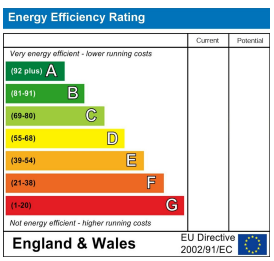
Floor Plan



Viewing

Please contact our Land & New Homes Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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