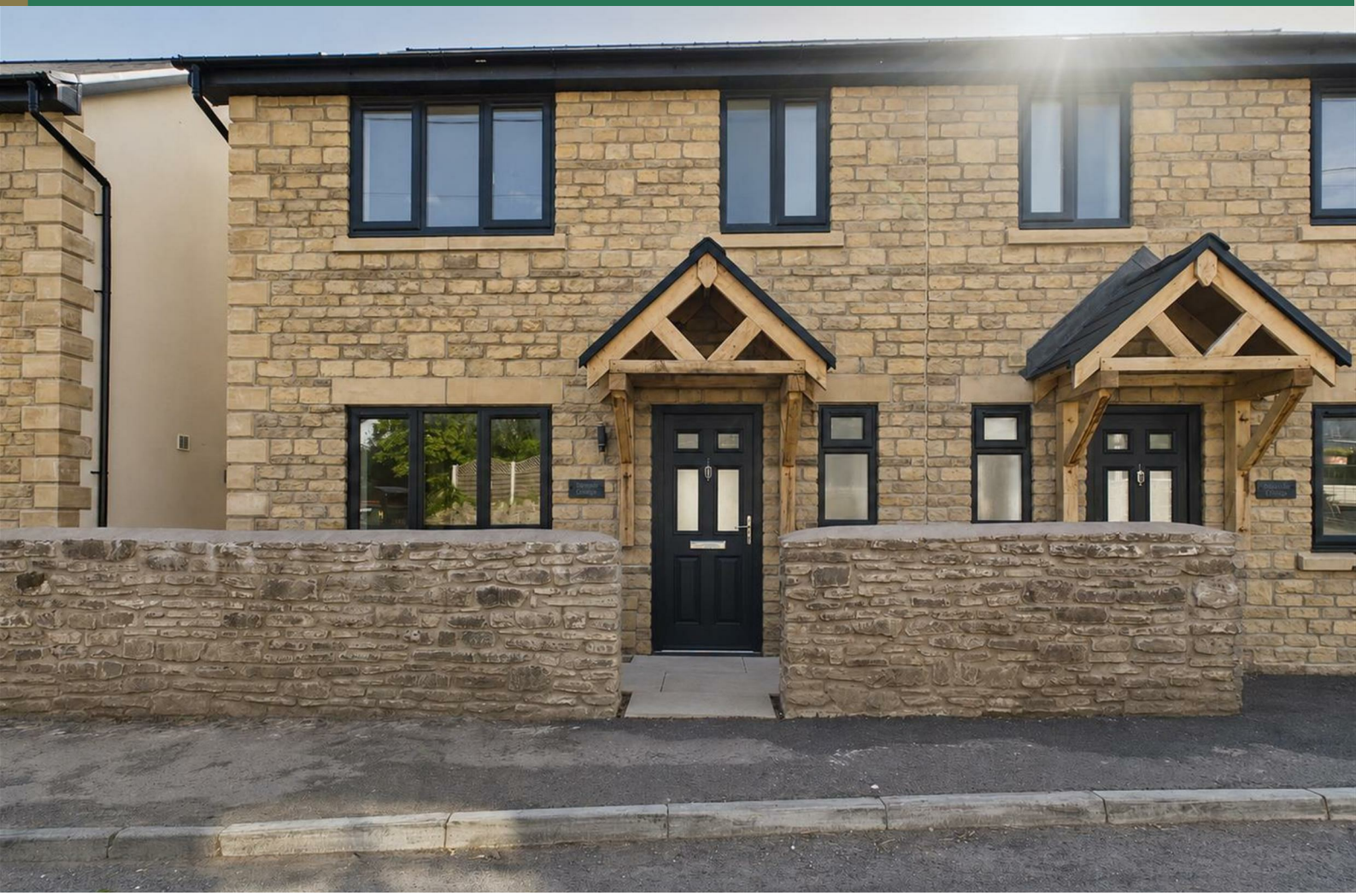
Dean
ESTATE AGENTS

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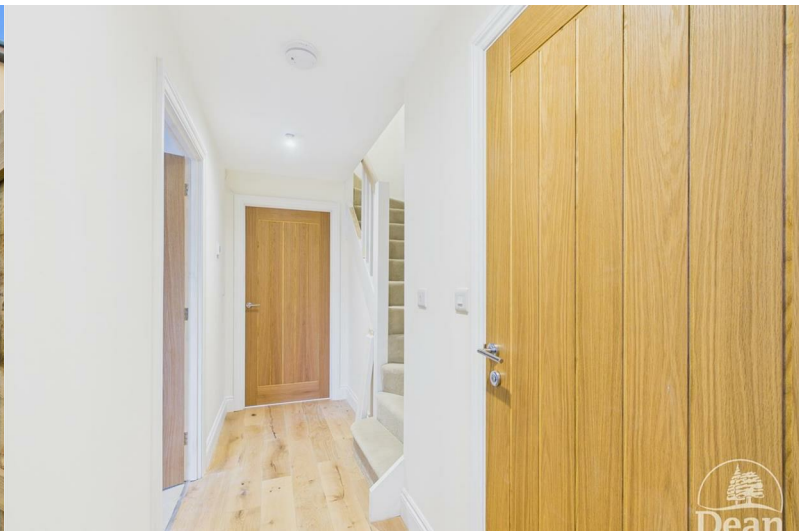
Netherend

Woolaston, GL15 6NN

£349,000

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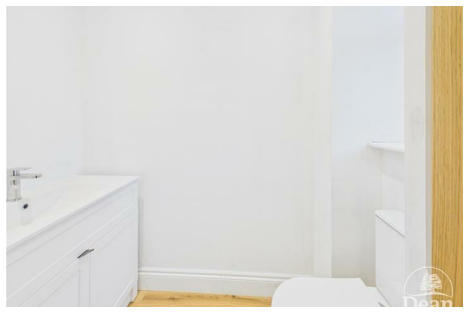


VIRTUAL TOUR AVAILABLE Built in 2025 this development of four modern and contemporary new builds in the sought after location of Netherend, Woolaston.

This three-bedroom semi-detached property offers a spacious bespoke kitchen/diner with integrated appliances and patio doors leading to a large and south facing rear garden.

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 Hall:
13'0 x 3'10 (3.96m x 1.17m)
With Oak Engineered flooring, BT point, stairs to first floor, smoke alarm, digital zone controls for underfloor heating.

Cloakroom:
6'3 x 2'11 (1.91m x 0.89m)
With a WC, vanity wash hand basin, UPVC double glazed window, extractor fan, recess ceiling lights and Oak Engineered Flooring.

Living Room:
14'0 x 10'5 (4.27m x 3.18m)
Front aspect with UPVC double glazed window, side aspect UPVC double glazed window, smoke alarm, TV aerial point, digital zone control for underfloor heating.

Kitchen/Dining Room:
11'9 x 17'6 (3.58m x 5.33m)
The most spacious and contemporary kitchen comprising of a stunning Granite topped breakfast bar with soft closing doors to cupboard space and deep drawers beneath, further Granite work surfaces with base units below incorporating integrated appliances to include a washing machine, dishwasher and a 50/50 Fridge Freezer. One will also find a larder style cupboard, electric hob with extractor hood above, integrated electric oven, Oak Engineered Flooring, underfloor heating, UPVC double glazed window and doors to the rear aspect, recess ceiling lights and digital zone control for underfloor heating.

Landing:
3'4 x 8'8 (1.02m x 2.64m)
Access to the loft space and double power point.

Bedroom One:
10'0 x 10'8 (3.05m x 3.25m)
Rear aspect and enjoying distant countryside views, radiator, four double power points, TV aerial point.

En-Suite:
5'10 x 5'6 (1.78m x 1.68m)
Having a circular shower cubicle and marble effect tiled walls, WC, vanity wash hand basin unit, UPVC double glazed window, recess ceiling lights, extractor fan, shaver point and radiator.

Bedroom Two:
9'6 x 10'7 (2.90m x 3.23m)
Front aspect UPVC double glazed window, radiator, four double power points, TV aerial point.

Bedroom Three:

10'0 x 6'6 (3.05m x 1.98m)

Rear aspect UPVC double glazed window providing distant countryside views, radiator, TV aerial point.

Bathroom:

12'0 x 3'3 (3.66m x 0.99m)

To comprise of a WC, vanity wash hand basin, UPVC double glazed obscured window, extractor fan, tiled walls, radiator and airing cupboard with hot water tank.

Outside:

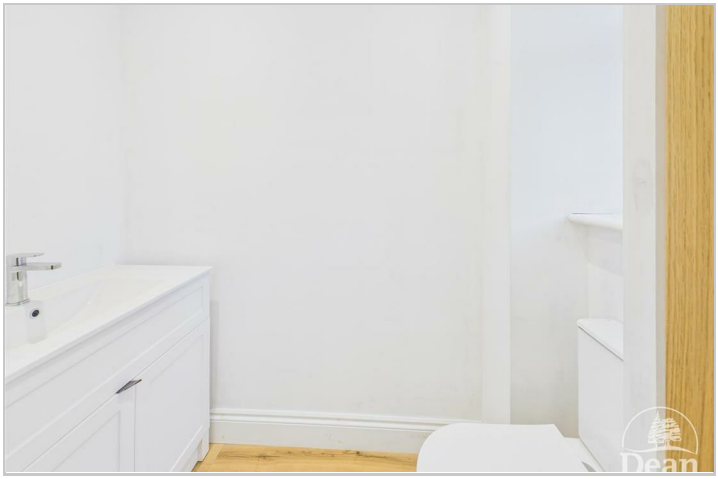
To the front one will find a stone boundary wall, entrance path and outside light.

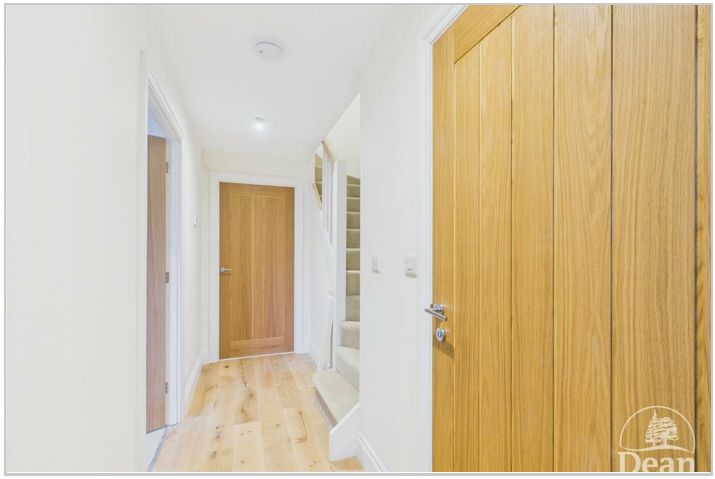
The rear gardens are fully enclosed being laid to both lawn and porcelain patio, gate and steps down to the garage. Outside light.

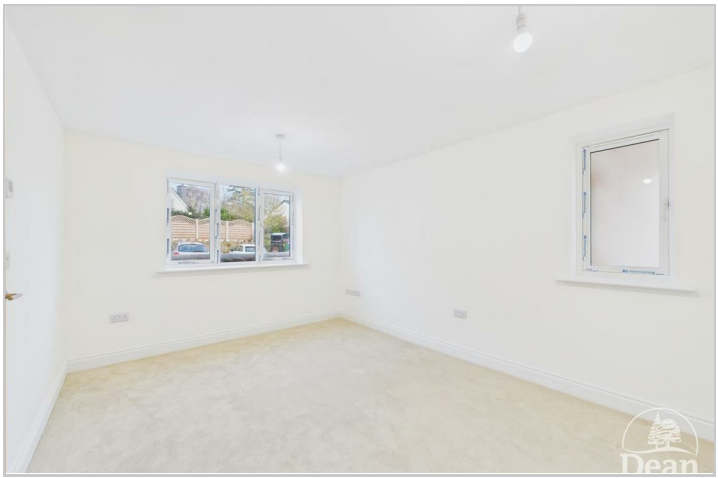
Garage:

18'4 x 9'8 (5.59m x 2.95m)

Power and lighting with up and over garage door, rear door to back garden of the property and fitted with EV charger.









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Tenanted Properties – 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.

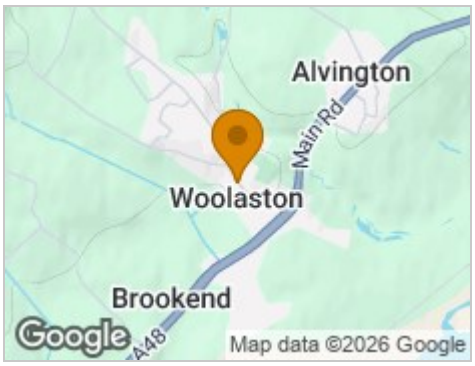
Road Map



Hybrid Map



Terrain Map



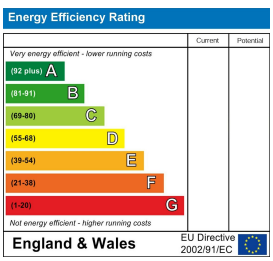
Floor Plan



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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The Property Ombudsman