



## Plot 22, 25 Arlingham Way

Newnham on Severn, GL14 1FB

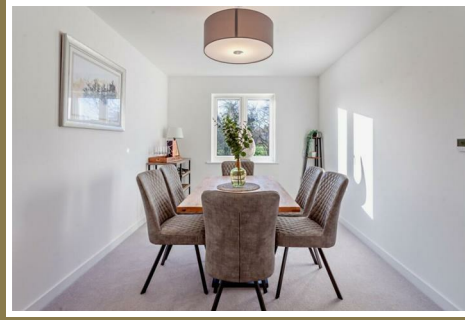
£420,000



The Joyce is a spacious 4-bedroom property with a well-designed traditional layout that is ideal for families. The light and airy kitchen is a wonderful space to cook and bake, complete with NEFF appliances and stunning kitchen cabinet and worktop choices. A separate utility room with external access is ideal for muddy boots and your four-legged friends after a riverside walk.

The spacious living room has double French doors into the generously proportioned garden. Double doors into the dining room give versatility to these spaces, making this a perfect home for entertaining friends. There is underfloor heating to the ground floor and both first floor bathrooms. Upstairs, three double bedrooms all feature fitted wardrobes. The fourth bedroom would make an ideal home office.

Viewing is a must to appreciate the stunning setting of this well-designed family home.



### The Freeman Homes Signature Specification:

Our signature specification means that you will also enjoy abundant built-in storage, plenty of natural light and the highest quality finishes. Each home has well thought-out outdoor space for relaxation and entertaining. We've combined meticulous attention to detail with premium branded appliances, technologies and products that are stylish, efficient, low-maintenance, and reduce house running costs and carbon outlay. We've partnered with suppliers to curate the Freeman Homes Signature Specification as a luxury standard earning us an enviable reputation. Underfloor heating, built-in wardrobes, integrated NEFF kitchen appliances, Villeroy & Boch bathroom sanitaryware, Porcelanosa tiles plus flooring included throughout are just some of the features, fixtures and fittings included throughout our homes.

### Plot 22 Specification:

- Porcelanosa Park Gris flooring to kitchen
- Beautiful colour combination of Symphony Woodbury cabinets in White Gloss and Premium Laminate worktop in Cloudy Cement.
- Neff built-in Double Oven
- Neff Ceramic Hob with 4-zone touch control
- Built-in Montpellier Fridge Freezer
- Neff integrated Dishwasher

### Approached via front door into:

#### Entrance Hallway:

Doors to living room, dining room, kitchen and cloakroom, storage cupboard, stairs to first floor.

#### Living Room:

14'9" x 11'9" (4.5m x 3.6m)

Double doors to dining room, double doors to rear garden.

#### Dining Room:

13'9" x 9'6" (4.2m x 2.9m)

#### Kitchen:

12'5" x 10'5" (3.8m x 3.2m)

Door to utility room.

#### Utility Room:

6'6" x 5'10" (2.0m x 1.8m )

Door to rear garden.

#### Cloakroom

#### First Floor Landing:

Doors to all bedrooms and bathroom, airing cupboard.

#### Bedroom One:

12'9" x 8'6" (3.9m x 2.6m)

Fitted wardrobes, door to en-suite.

#### En-Suite

#### Bedroom Two:

13'9" x 9'6" (4.2m x 2.9m)

Fitted wardrobes.

#### Bedroom Three:

10'9" x 8'6" (3.3m x 2.6m)

Fitted wardrobes.

#### Bedroom Four:

9'10" x 6'10" (3.0m x 2.1m)

## Bathroom

### About Severnbank, Newnham on Severn:

Severnbank is a collection of detached and semi-detached homes, situated on the edge of Newnham on Severn. Architecturally, they have been designed to provide a sensitive blend of traditional and contemporary styles. Inside each home you will find spacious bedrooms, a contemporary kitchen and practical, generous living spaces ideal for flexible family living. We include many luxury features in our homes as standard, including integrated NEFF kitchen appliances.

It is often difficult to find out what is happening in a new community, so we have compiled a list of everything that you can enjoy whilst living in your new home in Newnham-on-Severn.

For general community spots, Newnham Community Library, the Saturday Community Café and Newnham Club are perfect for everyone and offer plenty of events and activities to suit all ages. If you are wanting to meet like-minded people, Newnham offers up lots of opportunities to do so with the Garden Club, Film Club, Newnham WI, the Royal British Legion, the Friendship Club and Church communities. The Pilates, Low-Impact Zumba, Clay Hill Potters, and numerous games clubs mean that there will always be a new skill to learn! There are also plenty of activities for the children and grandchildren: Rainbows, Brownies, and Guides; Singing, Dancing and Acting classes; Junior and Adult Archery; Rugby Rockets, and after school clubs. To keep up with all of the latest news and activities, The Fifteen Bells monthly parish magazine is the perfect guide for everyone living in Newnham-on-Severn.

For transport, Newnham Private Hire is a taxi service primarily used for over 55s, and there is a bus stop just 5 minutes' walk from Severnbank that goes between Coleford and Gloucester. There is also a specific shopping bus that leaves Newnham for Cinderford at 9:30am on Fridays, returning at 12:30. Severnbank offers excellent transport links via the A48 and amenities to suit every lifestyle in close proximity.

### Severnbank Wildlife:

Beautiful green open spaces, ecology flora and fauna landscaping, and wildlife-friendly features support both nature and the community at Severnbank:

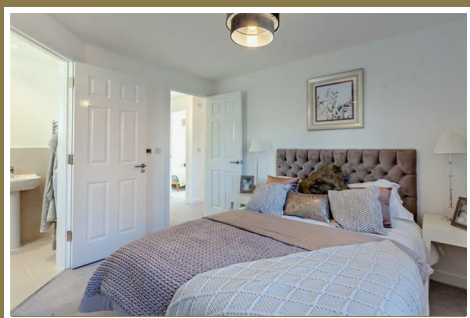
- Extensive and landscaped green open space, hedgerows, planting, and wetlands connect Severnbank with the surrounding area
- We've planted 320 trees, 2,573 native plants, 8,152 shrubs, 1,785 wetland marginal plants, 1,852m<sup>2</sup> of wildflower, 7,910m<sup>2</sup> Tussock grasses and 1,638m<sup>2</sup> of species-rich wetland seeding
- Hedgehog-friendly fencing allows hedgehogs to roam freely in search of food and mates.
- Hedgehog houses provide shelter and somewhere to nest.
- Our planting is designed to create future flight paths for wildlife, especially bats that use tree lines and the tree canopy as corridors to commute from one area to another.
- Bird boxes provide a home for nesting birds and their fledglings. Bat boxes provide a place for bats to roost.

Did you know that a new build home uses 64% less energy than older properties, cutting the average energy bill by £183 a month\*

\*Figures from the recent Watt a Save report from HBF (Home Builders Federation)

\*\*The photos included in this listing are indicative of Freeman Homes internal specification. A range of options are available, subject to build stage. The interior images shows Plot 17.

\*\*\*Development service charge approx. £250 pa



## Road Map



## Hybrid Map



## Terrain Map



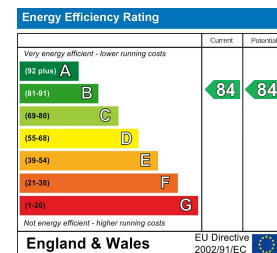
## Floor Plan



## Viewing

Please contact our Coleford 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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