



Plot 30, 27 Arlingham Way

Newnham on Severn, Gloucestershire, GL14 1FB

£415,000

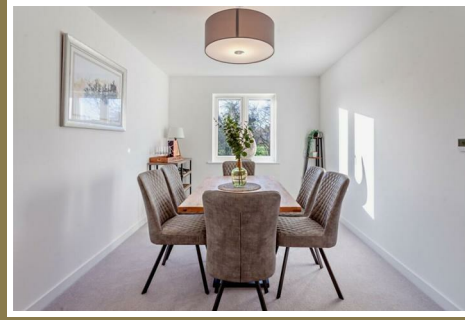


The Joyce is a spacious 4-bedroom property with a well-designed traditional layout that is ideal for families. The light and airy kitchen is a wonderful space to cook and bake, complete with NEFF appliances and stunning kitchen cabinet and worktop choices. A separate utility room with external access 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 30 Specification:

- South-West facing garden
- Beautiful colour combination of Symphony Woodbury cabinets in White Gloss and Premium Laminate worktop in Woodstone.
- 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, stairs to first floor, storage cupboard.

Living Room:

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

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

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)

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.

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.

Severnbank offers excellent transport links via the A48 and amenities to suit every lifestyle in close proximity. This includes an Ofsted good rated primary school, deli shops, pubs, cafes and restaurants.

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, 1,852m² of wildflower, 7,910m² Tussock grasses and 1,638m² 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*

*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 shown Plot 17.

*Development service charge approx. £250 pa

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



Road Map



Hybrid Map



Terrain Map



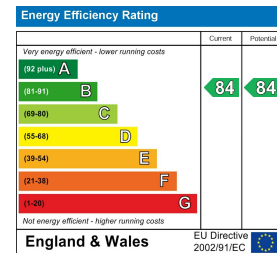
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.