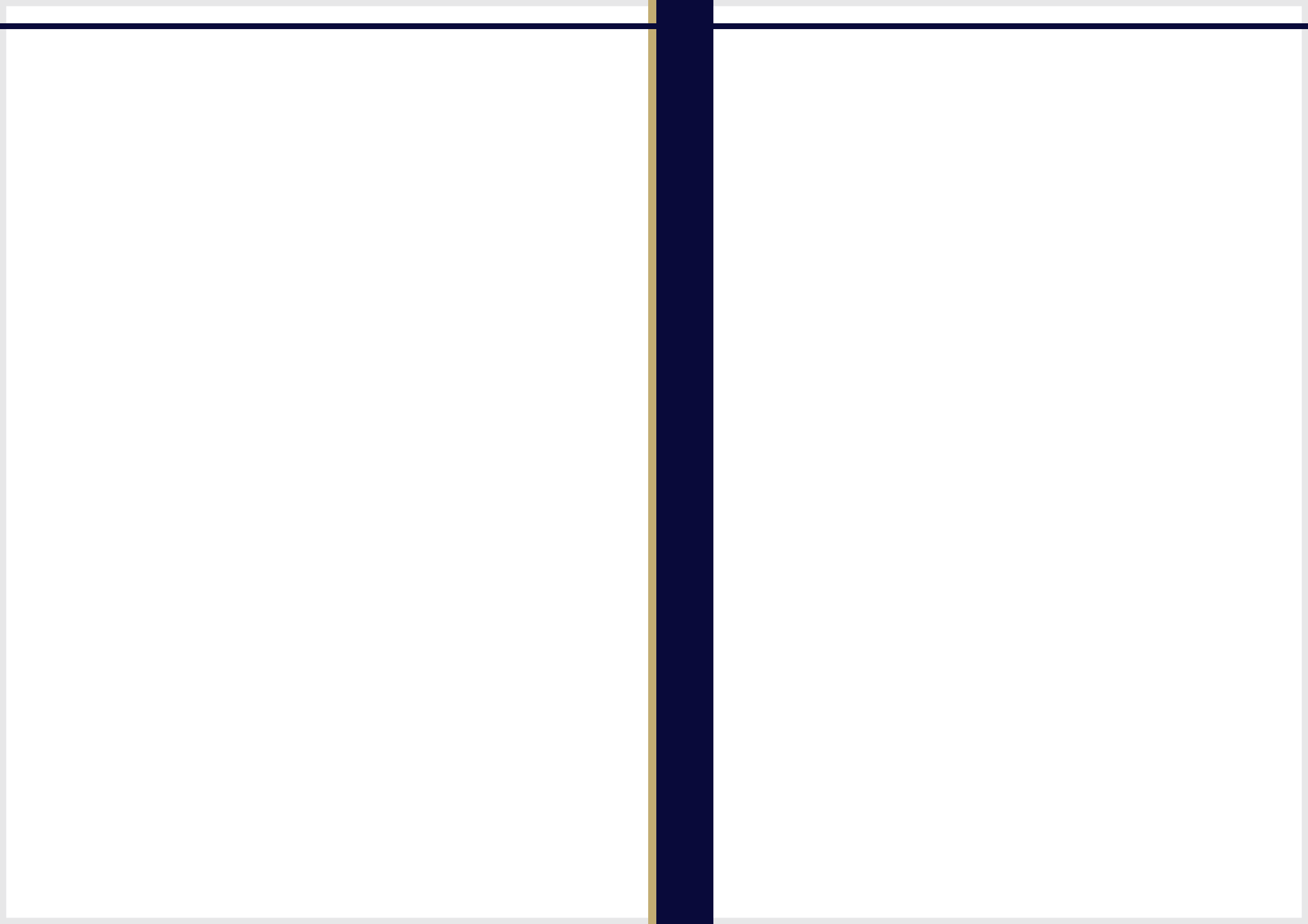




**New House - Rocks Road, Joys Green, Lydbrook**  
**£295,000**

Brand new home | Freehold



# At first glance

- 3 Bedrooms
- Air source heat pump heating system
- Detached
- En-suite
- Light accommodation
- New build
- Off-road parking
- Underfloor heating throughout ground floor

# In detail

A BRAND NEW and high specification three bedroom (one en-suite) detached property with ground floor underfloor heating, air source heat pumps and good sized gardens, situated in a popular semi-rural location.

Planning has been granted for two 'three bedroom (one en-suite) detached' properties which will be designed to a high specification and are due to be completed April 2026.

This property (plot 1) will offer modern and light accommodation and is equipped with energy efficient heating systems. Internally comprising; entrance hall, kitchen/diner, lounge, three bedrooms upstairs (one with en-suite) and a bathroom. Externally, there are sizable gardens and parking available.

Please note, this property will benefit from the following:

- En-suite master bedroom
- Full ground floor underfloor heating
- Air source heat pumps (more cost effective to run)
- French doors providing access to rear patio
- Tiled flooring downstairs
- Tiled flooring and walls in bathrooms
- Good sized gardens
- AEG appliances in kitchen
- Solid wood doors

Situated in the village of Joys Green/Lydbrook, which is sought after for its famous River Wye (perfect for wild swimming/canoeing), this location also offers some of the best walking/hiking routes.

Other facilities include; primary school, local shop, pubs, health care and a community centre. A wider range of facilities are also available throughout the Forest of Dean including the abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area and the Midlands.

Council Tax Band: C (Forest of Dean District Council )

Tenure: Freehold

Parking: Double driveway

Garden details: Enclosed Garden

Electricity supply: Mains

Heating: ASHP

Water supply: Mains

Sewerage: Mains





### **Services**

Mains drainage, water and power connected to the property.

### **Money Laundering Regulations**

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

### **Viewings**

By prior appointment with Hills

*Town and Country*



*Commercial*

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



