



223 Dowsell Way, Yate, Bristol

- Semi Detached House
- Immaculately Presented
 - Kitchen/Diner
- Bathroom and Cloakroom
- Driveway for Two/Three Vehicles
- Built 2019
- Lounge
- 3 Bedrooms (Master En-Suite)
- Double Glazed Gas Central Heating
- South Facing Enclosed Garden

Offers In Excess Of £340,000

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HERE TO GET *you* THERE

Situated in the popular area of Ladden Garden Village, Yate, Dowsell Way is a well-presented three-bedroom semi-detached house, built in 2019, perfect blend of modern living and comfort. Upon entering, you are greeted by a welcoming hallway that leads to a convenient cloakroom, enhancing the practicality of the ground floor. The spacious fitted kitchen/diner is ideal for family meals and entertaining, while the inviting lounge provides a cosy space to relax.



The first floor boasts a generously sized master bedroom, complete with built-in wardrobes and an ensuite shower room, ensuring a private retreat for the homeowners. Additionally, there are two further bedrooms, perfect for family or guests, along with a stylish modern white family bathroom that caters to all needs.



This property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The good-sized enclosed southerly facing rear garden is a delightful outdoor space, perfect for enjoying sunny days or hosting gatherings. Furthermore, the property offers parking for two to three vehicles, adding to its convenience.



With its contemporary design and excellent location, this home is a fantastic opportunity for families or professionals seeking a comfortable and stylish living environment. Viewing is strongly recommended to fully appreciate all that this property has to offer.



Entrance Hallway

Double glazed door, wood effect flooring, radiator, stairs to 1st floor, doors into

Cloakroom

White suite comprising, WC, pedestal wash hand basin with tiled splash back, wood effect flooring, radiator, extractor fan.

Kitchen/Diner

18'6" x 12' max

Double glazed windows to the front and side, range of wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, built in electric oven and hob with extractor hood over, integrated appliances that include fridge/freezer, washing machine and dishwasher, ceiling spotlights, space for table and chairs, wood effect flooring, radiator, understairs storage cupboard, door into

Lounge

15'7" x 10'9"

Double glazed French doors with matching double glazed side panels, TV point, two radiators.

First Floor Landing

Access to part boarded loft space with ladder, storage cupboard, doors into

Bedroom One

10'8" x 10'8"

Double glazed window to rear, built in wardrobes, radiator, door into

En-Suite

7'8" x 4'7"

Double glazed window to the side, white suite comprising, tiled double shower cubicle, WC, pedestal wash hand basin with tiled splash back, heated towel rail, wood effect flooring, extractor fan.

Bedroom Two

11'7" x 8'7"

Double glazed window to the front, radiator.

Bedroom Three

8'2" x 6'6"

Double glazed window to the front, radiator.

Bathroom

8'7" x 6'10"

Double glazed window to the side, white suite comprising panelled bath with shower over, WC, pedestal wash hand basin, part tiled walls, heated towel rail, wood effect flooring, extractor fan.

Outside

There is a walled front garden with pathway leading to the front door with mature bushes and shrubs.

The enclosed southerly facing rear garden is laid to lawn with trees, decked pergola area, patio, garden sheds, outside tap, gated access to the side.

Agents Note

There is a property management fee payable annually.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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