



159 Dowsell Way, Yate, Bristol

- Detached Family Home
 - Well Presented
- Kitchen/Diner/Family Room
- 4 Bedroom (Master En-suite)
- Southerly Facing Garden
- Built 2022
- Cloakroom & Utility
 - Lounge
- Garage & Parking
 - No Chain

Offers In Excess Of £450,000



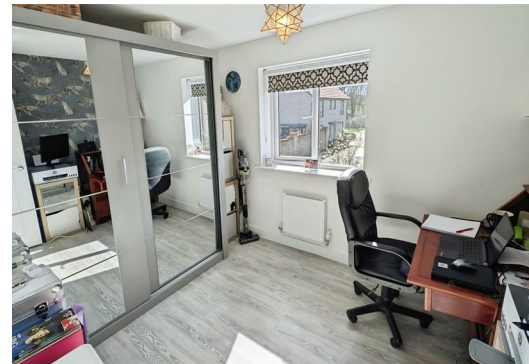
Nestled in the desirable area of Dowsell Way, Yate, Bristol, this nearly new detached house, built in 2022, presents an excellent opportunity for families seeking a modern and spacious home. Spanning an impressive 1,194 square feet, the property boasts a well-thought-out layout that is both functional and inviting.



Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom, perfect for guests. The ground floor features a comfortable lounge and a stylish kitchen/diner/family room creating an ideal space for entertaining or relaxing with loved ones. The abundance of natural light enhances the warm atmosphere throughout the home.



Upstairs, you will find four well-proportioned bedrooms, including a master suite complete with an ensuite for added privacy and convenience. A family bathroom serves the remaining bedrooms, ensuring ample facilities for all.



The property is equipped with double glazing and gas central heating, providing comfort and energy efficiency throughout the year. Outside, the home benefits from a garage and two additional parking spaces, a rare find in this area.



This well-presented home is perfect for those looking to settle in a friendly community with excellent local amenities. We highly recommend scheduling a viewing to fully appreciate the quality and charm this property has to offer.

Entrance Hallway

Double glazed door composite door with side window, stairs to 1st floor with storage cupboard under, radiator, doors into;

Cloakroom

Double glazed window to the front, white suite comprising, WC, pedestal wash hand basin with tiled splash back, radiator.

Lounge

16'10" into bay x 11'7"

Double glazed bay window to the front, Tv point, radiator.

Kitchen/Diner/Family Room

19'11" x 14'8"

Double glazed window, double glazed French doors with matching double glazed side windows to the rear, range of modern wall, drawer and base units with work surface over, sink unit with mixer tap, built in double oven and microwave, gas hob with stainless steel cooker hood over, integrated appliances to include dishwasher, fridge/freezer, storage cupboard, double glazed window to the side.

Utility Room

6' x 5'7"

Double glazed door to the side, wall and base unit with work surface over, sink unit with Quooker tap over, plumbing for washing machine, wall mounted gas boiler.

First Floor Landing

Access to loft space, airing cupboard housing hot water cylinder, doors into;

Bedroom One

15'9" into bay x 9'9"

Double glazed bay window to front, radiator, door into;

En-Suite

White suite comprising, tiled shower cubicle, WC, wash hand basin, extractor fan, radiator.

Bedroom Two

11'4" x 9'4"

Double glazed window to the rear, radiator.

Bedroom Three

10' max x 9'4"

Double glazed window to the front, radiator.

Bedroom Four

10'4" x 7'10"

Double glazed window to the rear, radiator.

Bathroom

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

Outside

The walled front garden has hedge border with pathway to front door.

The enclosed southerly facing rear garden is laid mainly to lawn with patio area raised borders, further raised patio area with pergola, outside tap and electrics, courtesy door into the garage and gated access to the side.

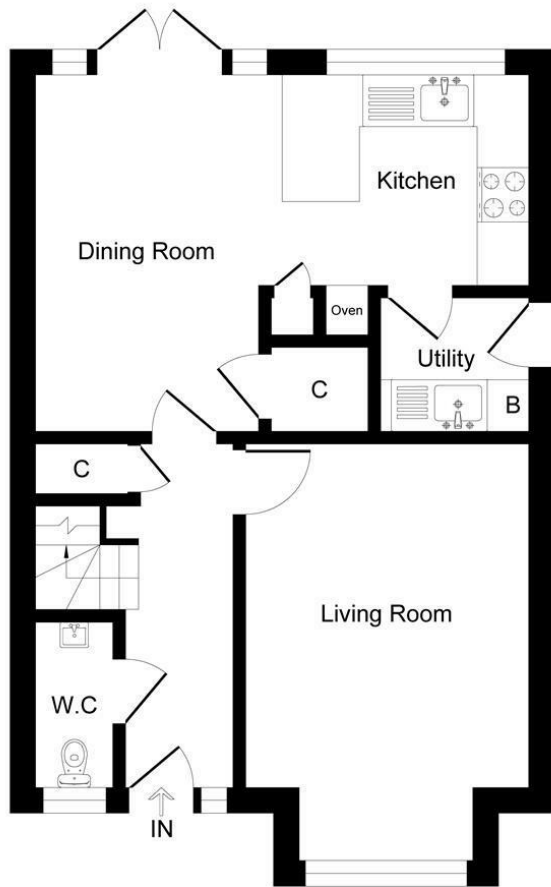
Garage

20'4" x 10'9"

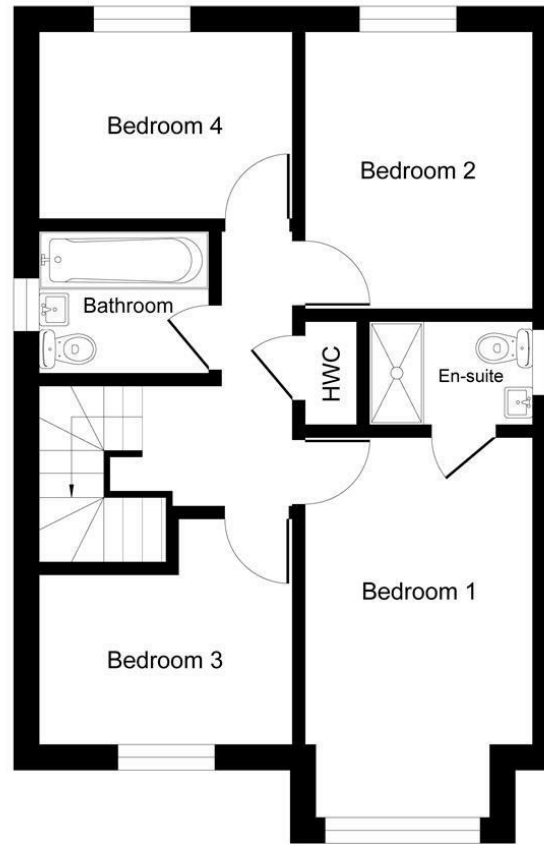
Attached single garage with up and over door, light and power, door to the rear garden.

Agents Note

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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 | | | 94 |
| (81-91) B | | 84 | |
| (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

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