



Ladden Garden Village by Bellway Homes

Yate, Bristol, BS37 7DB

£324,995



New Home - Available now! Plot 181 'The Turner' offers entrance hallway, cloakroom, fitted kitchen equipped with a range of soft-close base and wall units, and incorporates an integrated single oven, cooker hood and gas hob. Space is also included in the layout for a fridge freezer, dishwasher and washing machine, open plan lounge dining area to the ground floor. Upstairs can be found three bedrooms (master en-suite) and family bathroom. Both bathrooms are furnished with Roca white sanitaryware, Bristan chrome-finish brassware and tiling to the walls. Driveway parking for two vehicles and good size enclosed rear garden with shed.



Entrance Hallway

Cloakroom 6'5" x 3'1" (1.96m x 0.94m)

Kitchen 10'5" x 8'3" (3.18m x 2.51m)

Open Plan Lounge/Diner 18'9" x 15'4" (5.72m x 4.67m)

First Floor Landing

Bedroom One 13'8" x 11'4" (4.17m x 3.45m)

En-Suite 6'5" x 4'10" (1.96m x 1.47m)

Bedroom Two 11'5" x 7'1" (3.48m x 2.16m)

Bedroom Three 11'6" x 7'11" (3.51m x 2.41m)

Bathroom 7'1" x 6'3" (2.16m x 1.91m)

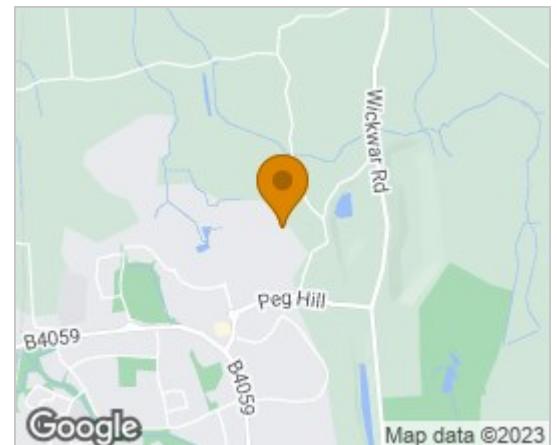
Gardens

Parking for 2 Vehicles

These homes are sold with service charges of £225 estimated per annum and a council tax band of TBC.

(pictures denotes plot 243 for illustration reference only)

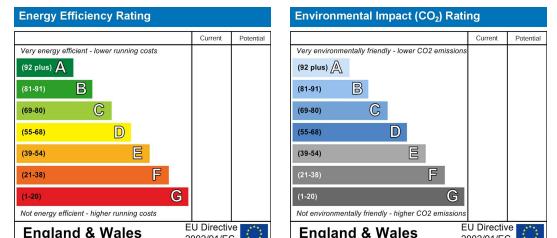
Area Map



Floor Plans



Energy Efficiency Graph



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.