

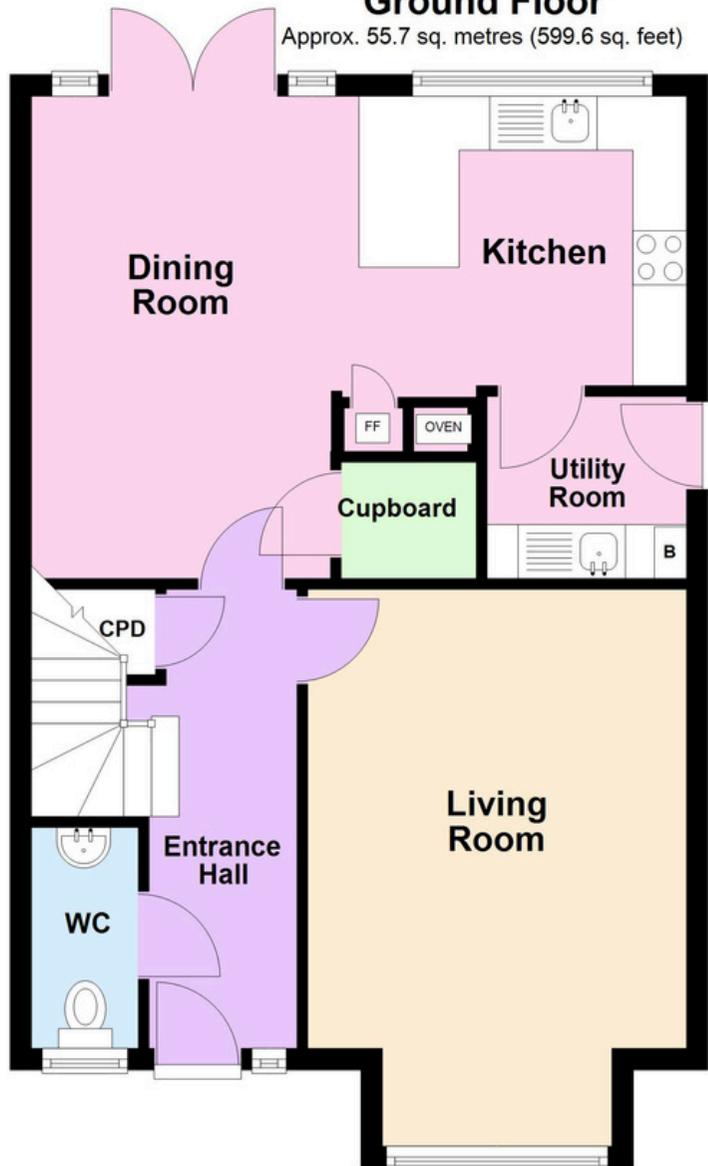


159 Dowsell Way, Yate, BS37 7DZ

£495,000

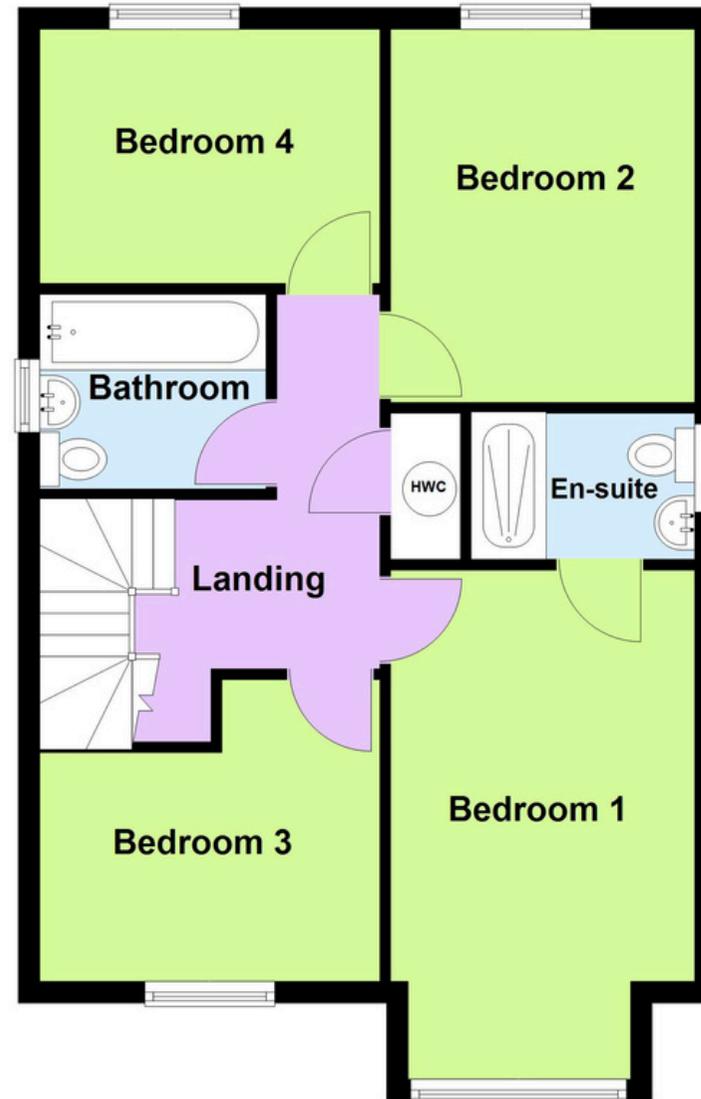
Ground Floor

Approx. 55.7 sq. metres (599.6 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.0 sq. feet)



Total area: approx. 111.4 sq. metres (1198.7 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floorplan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error/omissions
Plan produced using PlanUp.

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Full description

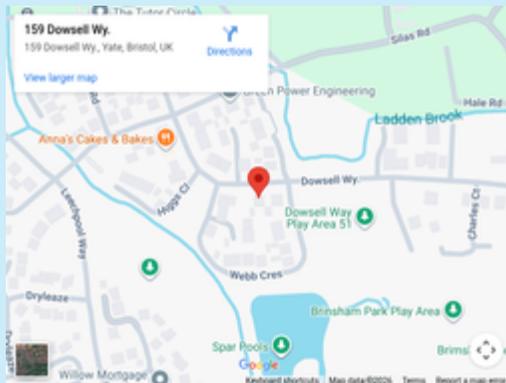
A Bellway Homes four bedroom detached house with garage and side driveway, built to their 'Scrivener' design and now offered for sale in excellent order throughout. Accommodation comprises hallway, cloakroom, living room, kitchen/dining room and utility room to the ground floor with four bedrooms, ensuite shower room and family bathroom to the first. Internally, the property is in exceptional order throughout. Outside, the rear garden has been the subject of much care, is South-facing and also has a seating area to the rear of the garage.

Situation

Ladden Garden Village is a thoughtfully designed, modern community on the edge of Yate, offering the perfect balance between countryside living and everyday convenience. Surrounded by green open spaces, landscaped parks and walking routes, the village has a calm, family-friendly feel while remaining exceptionally well connected. Yate town centre is just minutes away, providing a wide range of shops, cafés, restaurants and leisure facilities, along with Yate railway station, offering direct links to Bristol and beyond. Designed with community at its heart, Ladden Garden Village features attractive streetscapes, play areas and plenty of green space, making it ideal for families, professionals and downsizers alike. Excellent local schools, healthcare facilities and cycle paths further enhance its appeal. With easy access to major road links, including the M4 and M5, and the surrounding South Gloucestershire countryside right on your doorstep, Ladden Garden Village offers modern living in a well-planned, desirable location.

Property Features

- Detached House
- Four Bedrooms
- Downstairs WC
- Bellway Homes 'Scrivener' Design
- Utility Room
- Ensuite Shower Room
- Backs onto Brimsham Park
- Garage and Tandem Parking Spaced
- South-Facing Garden
- Excellent Throughout



Local Authority - South Gloucestershire
Council Tax Band - E
Tenure - Freehold
Management Charge - TBA

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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www.bundyandbond.co.uk



info@bundyandbond.co.uk



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