

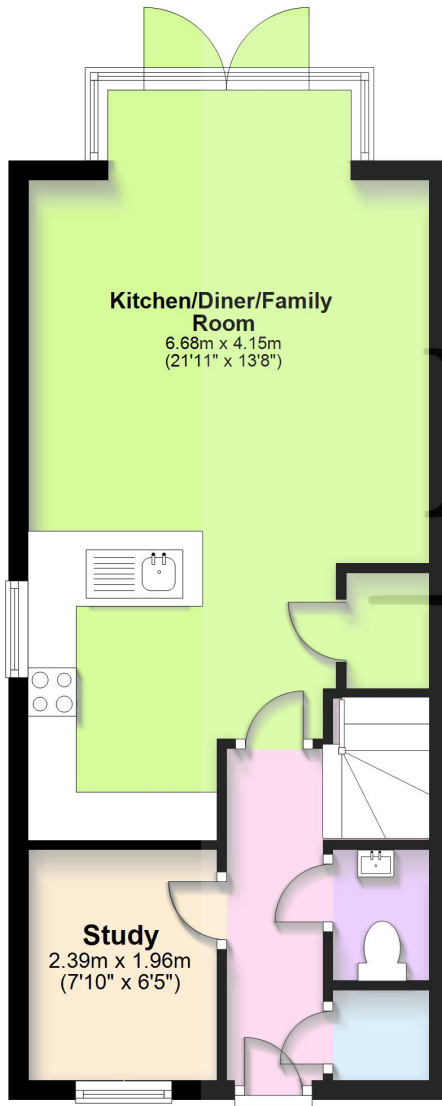


226 Dowsell Way, Yate, South Gloucestershire BS37 7EB

£375,000

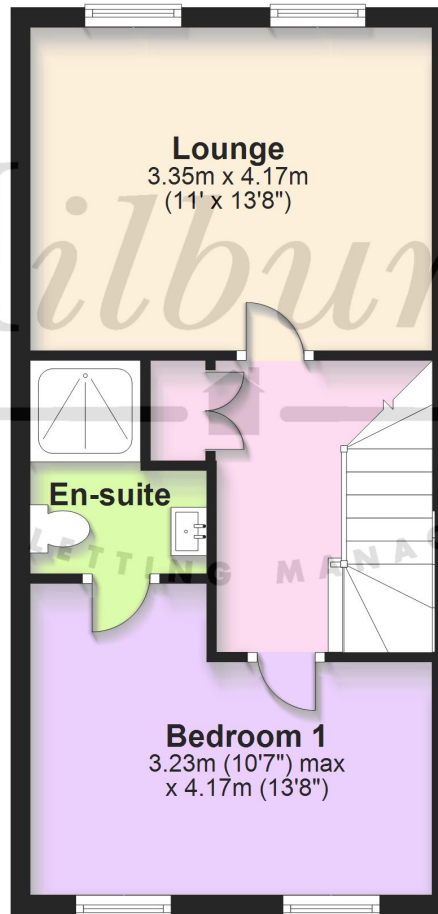
Ground Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



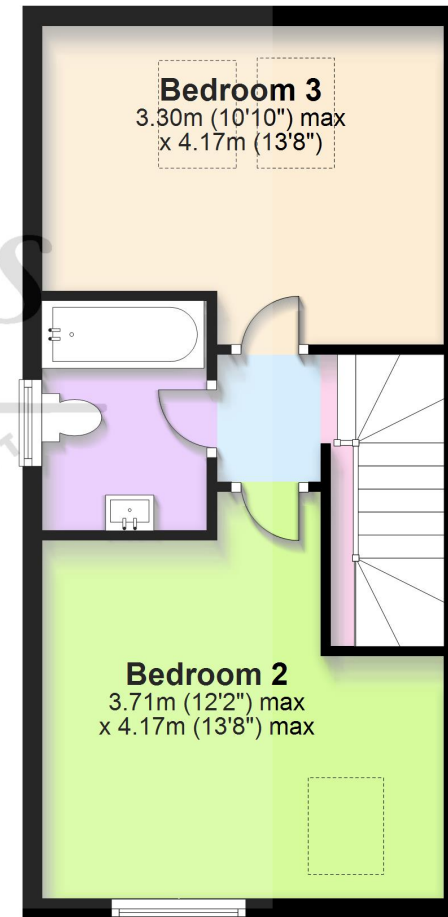
First Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



Second Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 119.4 sq. metres (1284.7 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

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Beautifully presented throughout and located in 'Ladden Garden Village' which is an exciting new development in North Yate, this stunning 3/4 bedroom townhouse is situated close to green outdoor spaces and park, plus the Sainsbury local shop and children's nursery are easy walking distance. Built by David Wilson Homes and completed circa 6 years ago, the property has been greatly improved by the current owners and could easily be featured in a lifestyle magazine due to the immaculate and thoughtful presentation! The layout offers flexible accommodation over three floors comprising an entrance hallway, downstairs cloakroom, study and lovely kitchen/diner/family room which is the hub of the home! On the first floor the master bedroom is currently presented as a dressing room and comes with an ensuite, plus there is another room currently used as the lounge but could easily be used as an additional, spacious bedroom. On the top floor there are two further double bedrooms and a family bathroom. Outside the rear garden has a good degree of privacy and has been further improved with high spec patio leading to a composite raised decking area, plus there is a side access leading to the single garage and driveway with parking for 2 vehicles. Estate Fee Applies.

Situation

Ladden Garden Village is a modern and exciting development located North of Yate town, extending from Brimsham Park. There is a local Sainsburys, a pre-school and nursery, plus plans for a primary school which will be built nearby. It is approximately 7 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. Nearby Yate has a train station with main line connections, a leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. Chipping Sodbury is also only minutes drive away with its historic High Street dating back to the 12th Century, offers a wide and eclectic range of shops and established businesses. A Waitrose store is in the centre of the town. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers country walks on a lovely common which neighbours the golf course and cricket club.

Property Highlights, Accommodation & Services

- Semi Detached Town House • David Wilson Design Built circa 2019
- Beautifully Presented Throughout With The Remainder Of The NHBC • 3 Bedrooms, 2 Bathrooms
- Kitchen/Diner, Study, Downstairs Cloakroom • Flexible Accommodation Over Three Floors
- Enclosed Rear Garden with Composite Decking and High Spec Patio • Single Garage and Driveway Parking for Two Vehicles
- Estate Fee Applies (£160 half yearly) • Council Tax Band - D - South Gloucestershire Council

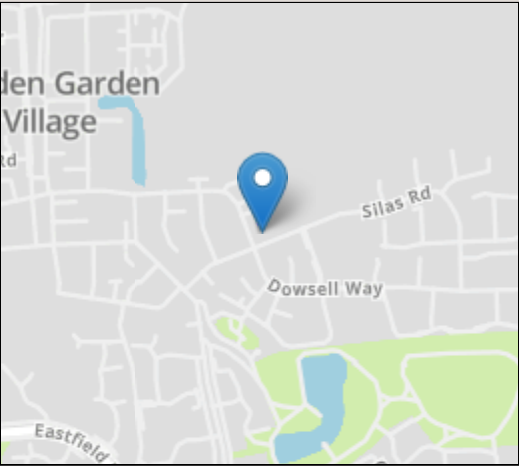
Directions

Travelling along the Wickwar Road, turn onto Peg Hill (Southfield Way) and then take the 3rd turning on the right into Clayhill Drive. Follow the road all the way down until you merge into Dowsell Way where number 226 will be found on the right hand side before you reach the nursery.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band D

Tenure - Freehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



Energy Efficiency Rating	
	CurrentPotential
Very energy efficient - lower running costs	
(92+) A	8695
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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