



Milburys
SALES LETTING MANAGEMENT

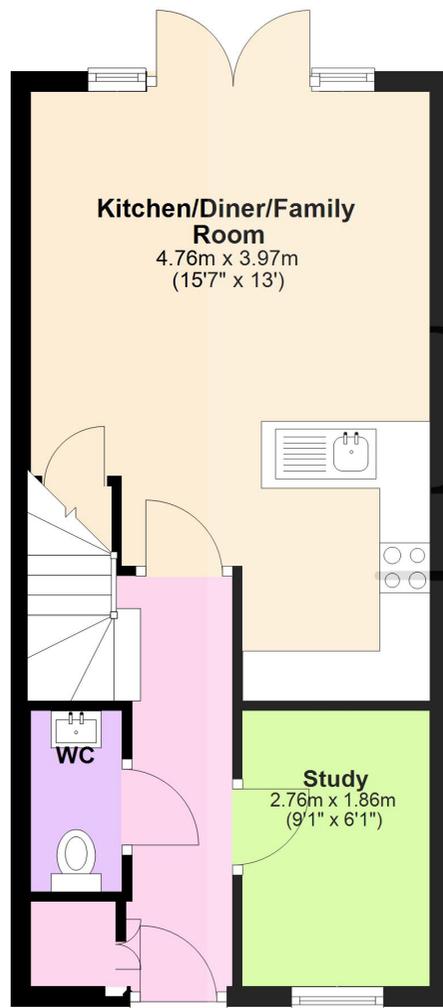


335 Dowsell Way, Yate, Bristol BS37 7GY

£375,000

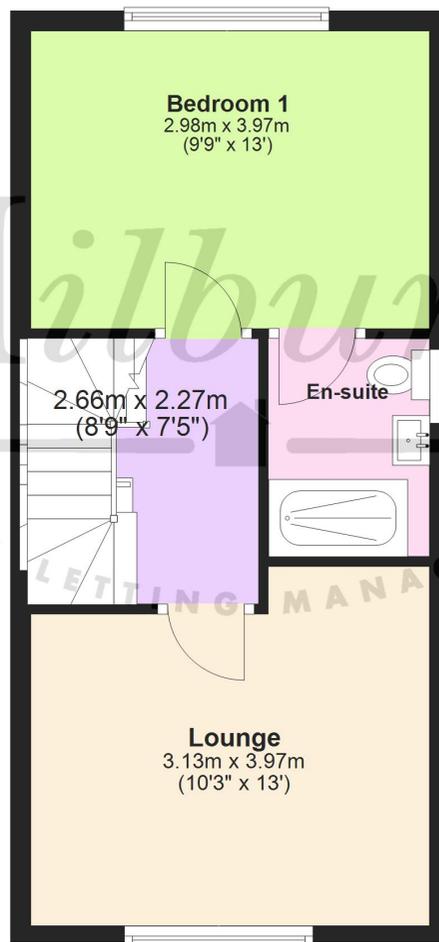
Ground Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



Second Floor

Approx. 33.0 sq. metres (354.7 sq. feet)



Total area: approx. 104.2 sq. metres (1122.0 sq. feet)

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

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Offered for sale with NO ONWARD this immaculate house was built in 2025 and comes with the remaining NHBC warranty. With accommodation spread over three floors this sizeable family home is full of light and neutral décor. A versatile property layout which in brief comprises of a welcoming entrance hall plus a handy study to the front, from here you will also find a guest WC. Moving to the rear there is a contemporary kitchen/diner come family room with patio doors overlooking the rear garden. Moving to the first floor you will find a good size living room then a wonderful master bedroom with the benefit of an en-suite shower room. Then moving to the floor above there are two good sized double bedrooms along with a family bathroom. Externally there is an enclosed rear garden laid to lawn and patio, then to the front of the property you will find an oversized single garage with loft storage above, plus driveway parking for at least two vehicles.

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

- NO ONWARD CHAIN
- Built in 2025 By Barratt Homes
- 3 Double Bedrooms
- Accommodation Over Three Floors
- Study And Downstairs Cloakroom
- Light and Airy Kitchen/Diner/Family Room
- Ensuite and Family Bathroom
- Oversized Single Garage
- Ample Driveway Parking
- Council Tax Band D - South Gloucestershire Council

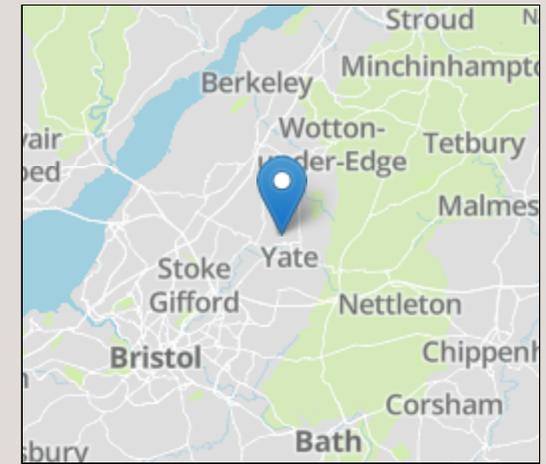
Directions

From Randolph Ave continue straight into Ladden Garden Village, pass the sales offices for David Wilson and Barrett and at the T junction you will have arrived at Dowsell Way. Turn left and continue along passing the Sainsburys Local and the house will be found a short distance along on the left, just after the turning for Hutchinson Road.

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

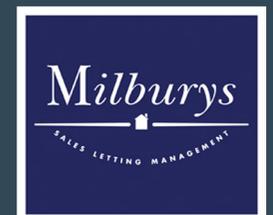
Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	91	91
(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		EU Directive 2002/91/EC	

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