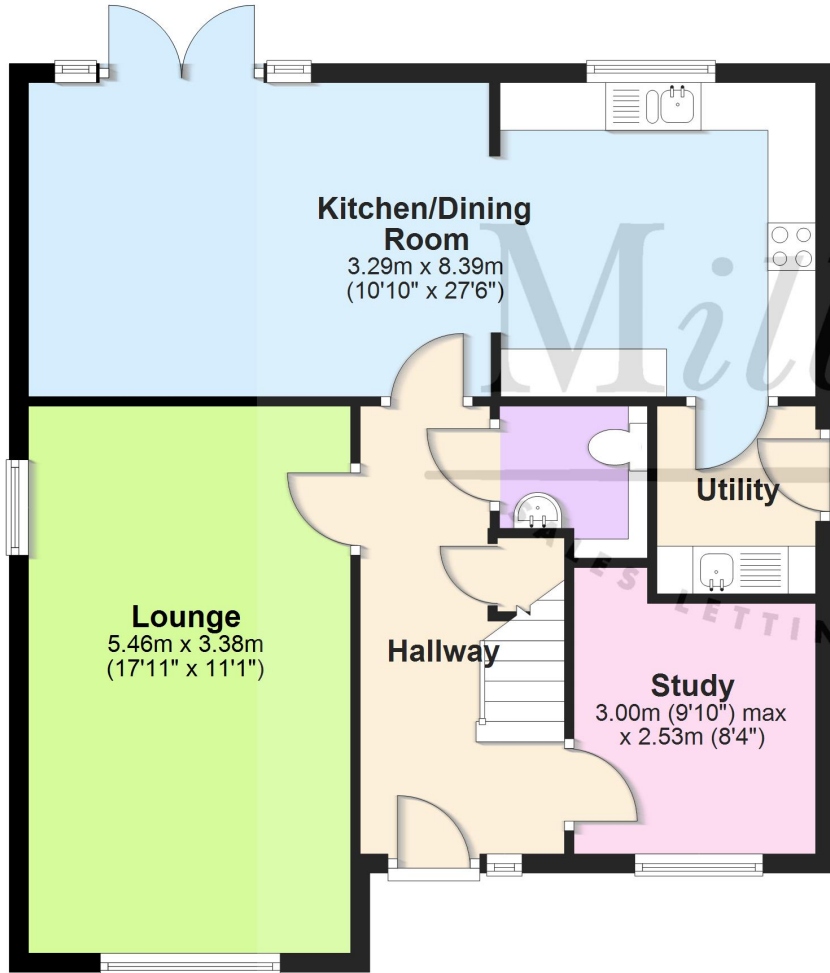




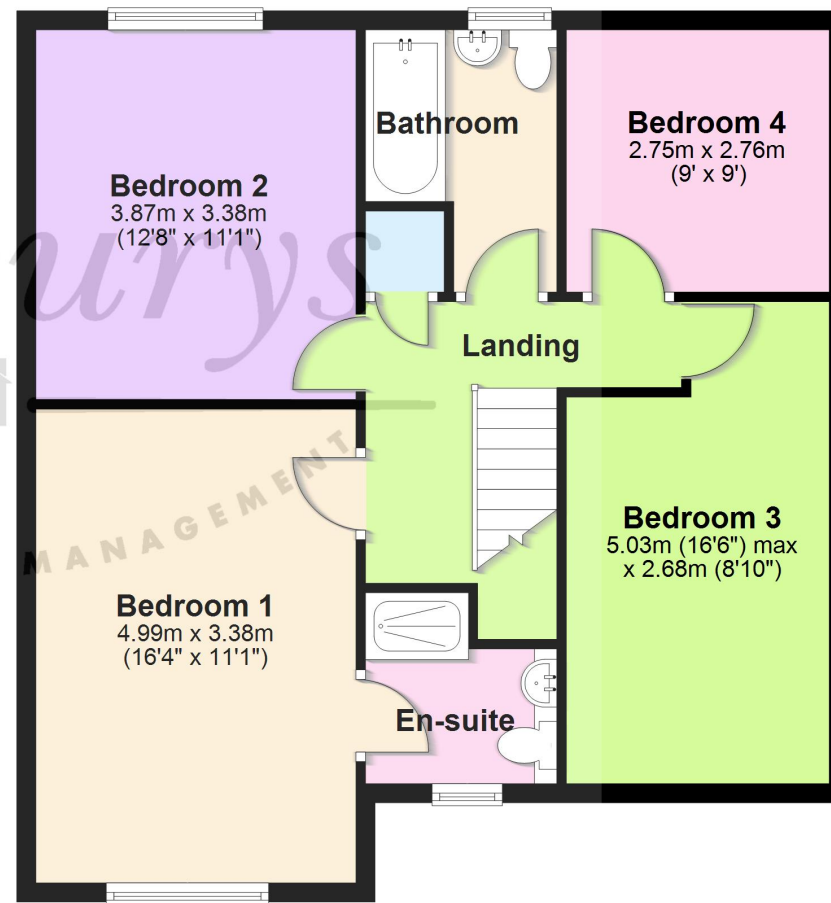
Ground Floor

Approx. 69.7 sq. metres (750.5 sq. feet)



First Floor

Approx. 69.4 sq. metres (747.5 sq. feet)



Total area: approx. 139.2 sq. metres (1498.0 sq. feet)

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

97 Dowsell Way, Yate, South Gloucestershire BS37 7DZ

Constructed by Bellway Homes in early 2022, this lovely family home is located on the outskirts of Ladden Garden Village and has a wonderful location benefitting from a gorgeous outlook over open green space. 'The Philosopher' design offers four double bedrooms, the principle bedroom benefiting from a great view plus a modern ensuite shower room! A family bathroom complete the upstairs. Downstairs there is a light and welcoming entrance hallway which leads to a study, spacious living room and kitchen/diner which spans the width of the property to the rear. From the dining area there are double doors leading to an enclosed garden which has a South/West facing aspect and pedestrian gate leading to the single garage and double width driveway. Other attributes include a utility room and downstairs cloakroom. A super family home with NO ONWARD CHAIN! Estate Fee Applies.

Situation

Ladden Gardens 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! • Bellway Detached Home Built 2022 'The Philosopher' • Lovely, Pretty Outlook over Open Green
- Four Double Bedrooms • Lounge / Study / Kitchen/Diner • Utility Room / En-Suite / Downstairs Cloakroom
- Modern family Bathroom • Enclosed Rear Garden with South West Aspect • Single Garage and Driveway Parking for Two Vehicles
- Council Tax Band - E - South Gloucestershire Council

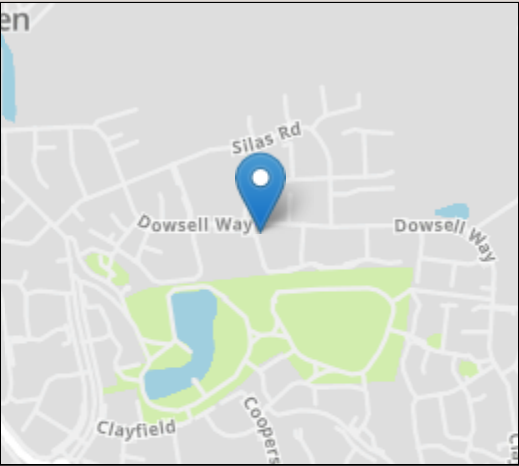
Directions

Travelling along the Wickwar Road, turn onto Pegg Hill 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 97 will be found a short way along on the left hand side (on the corner of Reeves road).

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

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	94
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk





Milburys



SALES LETTING MANAGEMENT



www.milburys.co.uk

