

# HUNTERS®

HERE TO GET *you* THERE



## Ladden Garden Village by Bellway Homes

Yate, Bristol, BS37 7DB

£474,995



DEPOSIT CONTRIBUTION AVAILABLE!!\* - Plot 155 The Bowyer is a 4 bedroom detached family home. Briefly comprising entrance hallway, cloakroom, dual aspect lounge, triple aspect open plan kitchen/dining/family room with integrated Zanussi appliances as standard which includes a single oven, 4 ring gas hob, microwave, fridge freezer and dishwasher, utility room and cloakroom. The first floor boasts three double bedrooms, a generous single, a shower en-suite to bedroom 1 and the bathroom. Bedroom 1 benefits from a shower en-suite which is equipped with Roca sanitaryware and full height tiling to the shower cubicle. Further benefits from landscaped garden, single garage and additional off road parking.



## Entrance Hallway

Living Room 21'5" x 11'3" (6.53m x 3.43m)

Family Room 14'5" into bay x 11'6" (4.39m into bay x 3.51m)

Kitchen 11'10" x 10' (3.61m x 3.05m)

Utility 6'8" x 6'2" (2.03m x 1.88m)

Cloakroom 5'5" x 3'4" (1.65m x 1.02m)

## First Floor Landing

Bedroom One 14'1" into bay x 12' (4.29m into bay x 3.66m)

En-Suite 6'6" x 4'9" (1.98m x 1.45m)

Bedroom Two 11'7" x 10'9" (3.53m x 3.28m )

Bedroom Three 11'7" max x 10'5" (3.53m max x 3.18m )

Bedroom Four 9'7" x 8'6" (2.92m x 2.59m)

Bathroom 7'9" max x 6'7" (2.36m max x 2.01m)

## Gardens

## Garage & Parking Space

## Terms and Conditions

\*Terms and conditions apply. Offer valid on selected developments and plots only, whilst stocks last, subject to availability. Reservation must be made before 31st January 2024. Cashback incentive, up to a maximum value of £10,000 and which cannot be more than 5% of the house asking price, will be deducted from the customer's final settlement figure which is due to us on the day of legal completion so that the cashback incentive will be available to be repaid to you by your solicitor as part of the completion process. Subject to lender criteria, qualification, and acceptance of cash incentives. Applicable on new reservations only. This offer cannot be applied in conjunction with any other offers or selling schemes. We reserve the right to withdraw this offer at any time.

## Agents Note

Photos shown are photos just typical for a Bellway property.

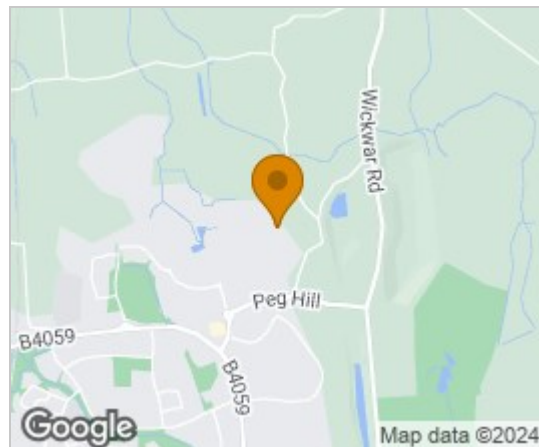
\*  
\* Deposit Contribution Available to be agreed by Bellway. Subject to lender criteria, qualification, and acceptance of cash incentives. Applicable on new reservations only. This offer cannot be applied in conjunction with any other offers or selling schemes. We reserve the right to withdraw this offer at any time.

These homes are sold with service charges of £327 per annum and a council tax band of TBC

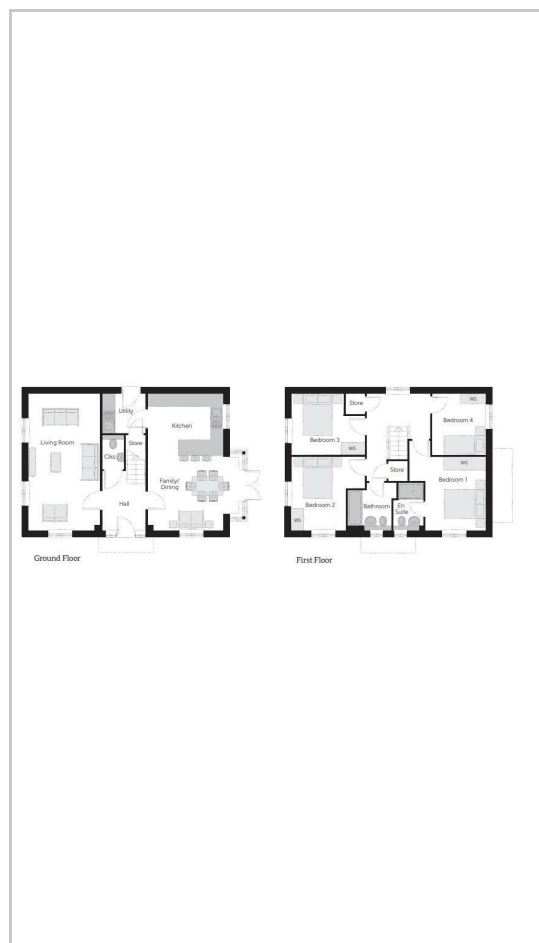
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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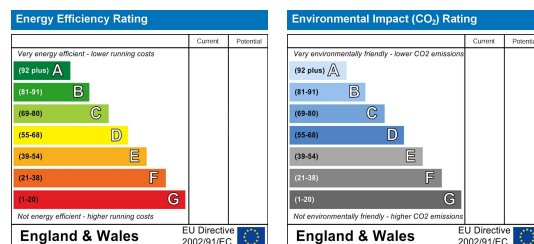
## Area Map



## Floor Plans



## Energy Efficiency Graph



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