



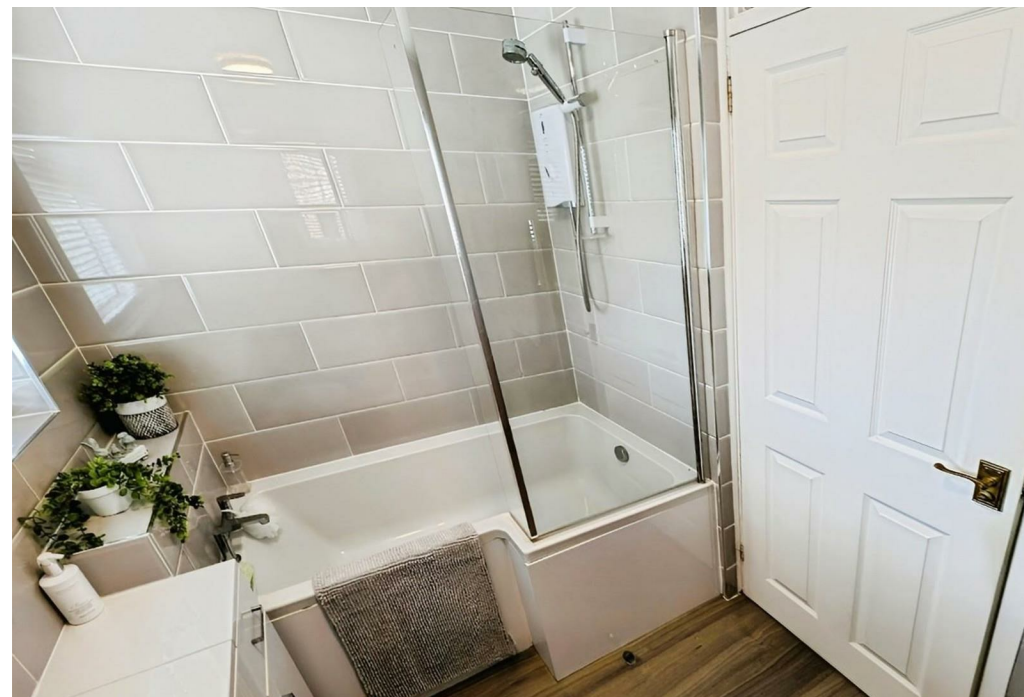


Dorset Way,  
Yate,  
BS37 7SW

£365,000



Situated in the popular location area of Dorset Way, Yate, Bristol, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The entrance hall leads into a well-fitted kitchen designed for practicality and style, making meal preparation a pleasure. Adjacent to the kitchen, the lounge/diner creates a warm and inviting atmosphere, perfect for family gatherings or quiet evenings in. The addition of a double-glazed conservatory enhances the living space, allowing natural light to flood in and offering a lovely view of the southerly facing rear garden. The modern bathroom is thoughtfully designed, ensuring convenience for all residents. Gas central heating and double glazing throughout the property guarantees warmth and comfort during the cooler months. Outside, the property features a well-maintained Southerly facing rear garden, ideal for outdoor activities or simply enjoying the sunshine. The garage and driveway provide valuable off-street parking. With its appealing features and inviting atmosphere, this property is sure to attract interest from discerning buyers. Don't miss the opportunity to make this lovely house your home.





## ENTRANCE HALL

Double glazed door to front, double glazed screen, stairs to first floor, understairs cupboard, LVT flooring, radiator.

## LOUNGE/DINER 24'8" x 12'0" - 9'0"

Double glazed window to front, two radiators, double glazed sliding door to conservatory.

## KITCHEN 10'7" x 8'10"

Double glazed window to rear, range of modern wall and base units, work surfaces, built in electric double oven, separate gas hob and extractor hood, one and a half bowl single drainer sink unit, integral fridge/freezer, cupboard housing gas boiler, LVT flooring, radiator.

## CONSERVATORY 12'8" x 8'2"

Double glazed with dwarf wall, tiled flooring, two radiators.

## LANDING

Double glazed window to side, storage cupboard.

## BEDROOM ONE 11'10" x 9'8"

Double glazed window to front, fitted wardrobes with bridge units over, chest of drawers, bedside cabinets, built in wardrobe, radiator.

## BEDROOM TWO 10'5" x 9'6"

Double glazed window to rear, built in wardrobe, radiator.

## BEDROOM THREE 8'9" max x 8'4"

Double glazed window to front, built in cupboard, radiator.

## BATHROOM

Double glazed window to side and rear, modern suite of bath, vanity wash hand basin, W/C, tiled walls, heated towel rail.

## FRONT GARDEN

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## REAR GARDEN

Southerly facing rear garden with two patio areas, border with bushes and trees, garden shed.

## GARAGE

Single up and over door and driveway.

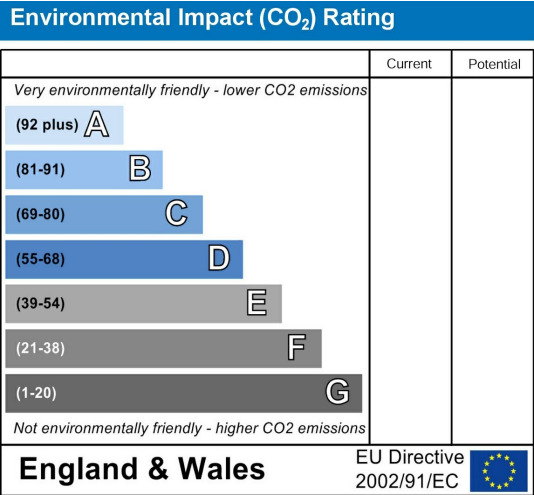
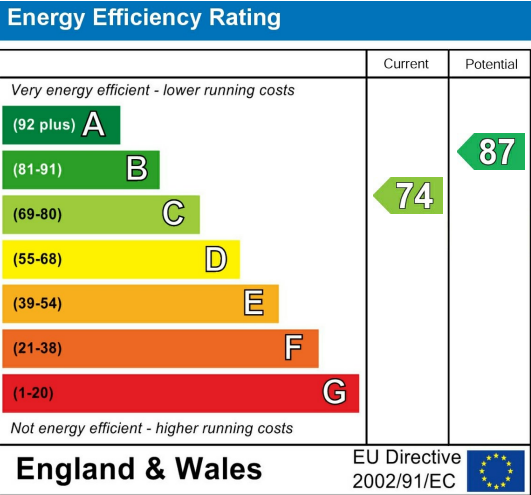
## AML

“Estate agents operating in the UK are required to conduct Anti-Money

Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Freehold  
Council Tax Band: C

- Semi Detached House
- Entrance Hall
- Well Fitted Kitchen
- Lounge/Diner
- Gas Central Heating
- Double Glazed Conservatory
- Modern Bathroom
- Southerly Facing Rear Garden
- Garage and Driveway
- Popular Location



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.

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