

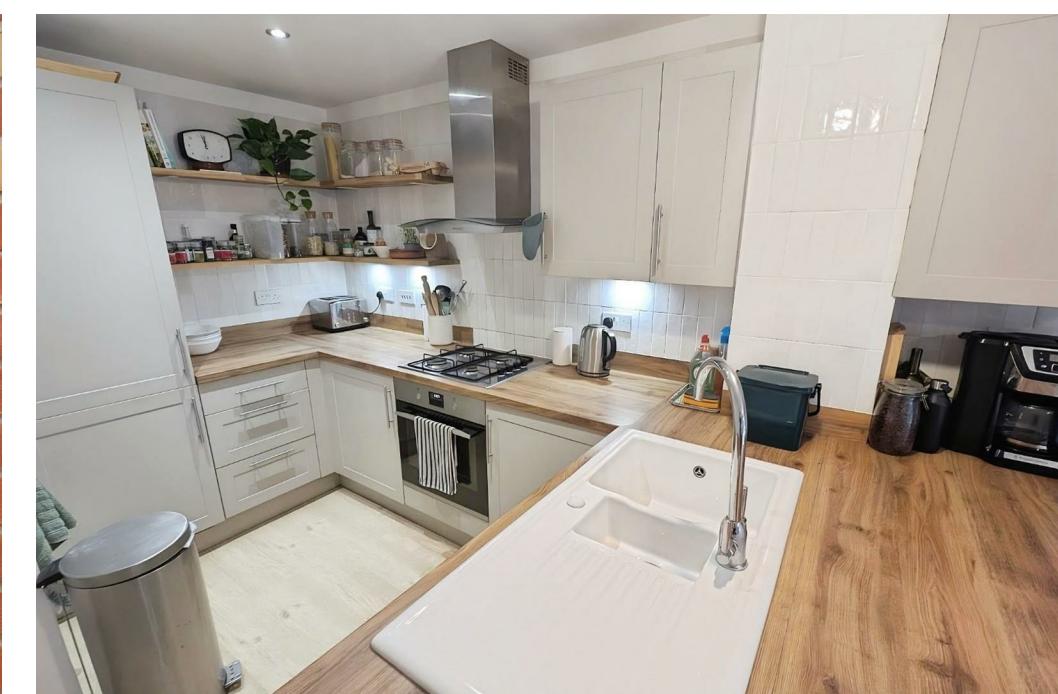
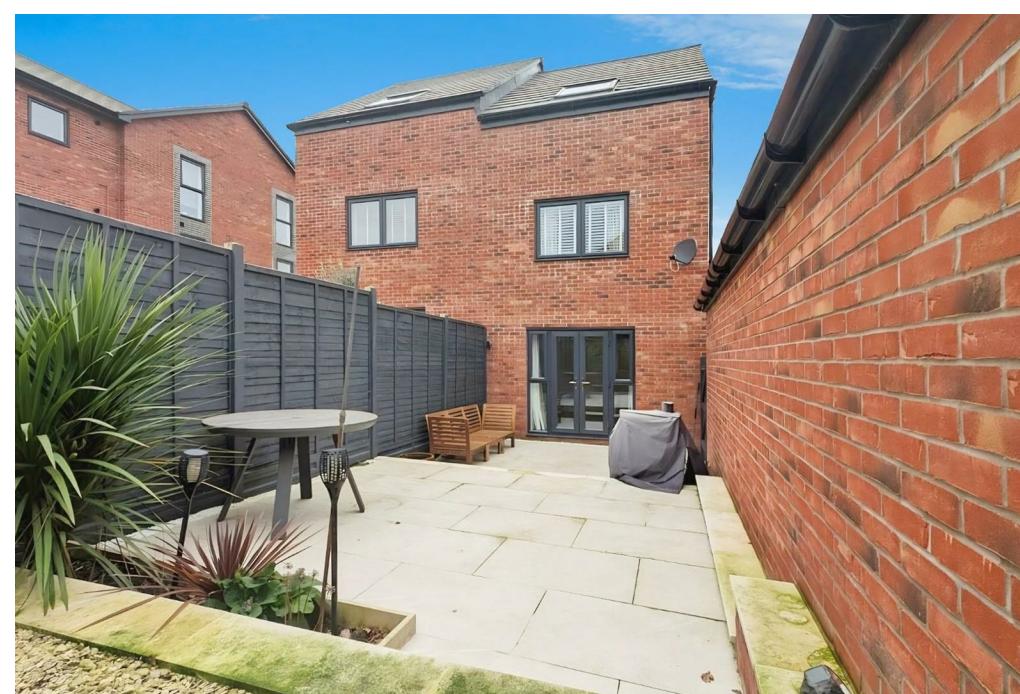
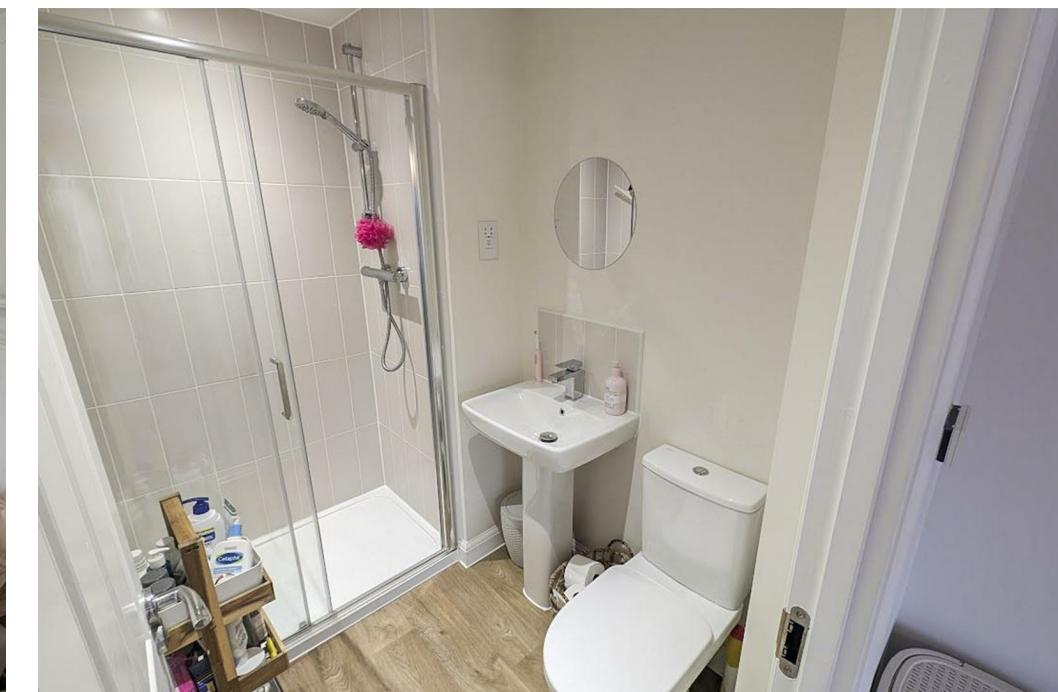


Dowsell Way,  
Yate,  
BS37

£375,000

 3  2  2  B

This well-presented semi detached town house offers a perfect blend of modern living and comfort. Spanning three floors, the property boasts an inviting entrance hall that leads to a convenient downstairs cloakroom, ideal for guests. The heart of the home is a contemporary kitchen and family area, designed for both functionality and style, making it perfect for entertaining or family gatherings. This delightful residence features three spacious bedrooms, providing ample space for a growing family or those who enjoy having guests. The master bedroom benefits from an en-suite bathroom, ensuring privacy and convenience. Additionally, there is a well-appointed family bathroom and a versatile study that can be adapted to suit your needs, whether as a home office or a quiet reading nook. Outside, the property is complemented by easy to maintain gardens, offering a serene space to relax and unwind. A garage adds to the practicality of the home, providing secure parking and extra storage. With gas central heating and double glazing throughout, this house ensures warmth and energy efficiency. In summary, this semi detached house offers generous living spaces, well-designed layout. Do not miss the chance to make this wonderful property your new home.



### Entrance Hall

Double glazed door to front, double door storage cupboard, laminate flooring, radiator.

### Downstairs Cloakroom

White pedestal wash hand basin, W/C, laminate flooring, radiator.

### Kitchen/Family Area 19'10" max - 15'8" x 12'9" max - 6'0"

Range of modern wall and base units, work surfaces, tiled splashbacks, single drainer one and a half bowl sink unit with mixer tap, built in electric oven and gas hob, cooker hood, integral fridge freezer, dishwasher and washing machine, understairs cupboard, laminate flooring, radiator, double glazed French doors to rear garden.

### Study/Bedroom 4 8'11" x 6'1"

Double glazed window laminate flooring.

### First Floor Landing

Stairs to first floor, radiator.

### Lounge 12'10" x 11'1"

Double glazed window to front, radiator.

### Bedroom One 12'10" x 9'10"

Double glazed window to rear, radiator.

### En Suite

Double shower cubicle, pedestal wash hand basin, W/C, shaver point, extractor fan, radiator, inset ceiling lights, radiator.

### Second Floor Landing

Access to roof space, radiator.

### Bedroom Two 12'9" x 9'10"- 11'6" max ( sloping ceiling )

Double glazed velux window, radiator.

### Bedroom Three 12'10" x 7'3" max ( sloping ceiling )

Double glazed window to front, radiator.

### Bathroom

Modern white suite of bath, pedestal wash hand basin, W/C, extractor fan, radiator.

### Front Garden

Small front garden with bushes and gravel stones.

### Rear Garden

Laid to two tier patio, gravel stone area, garden gate

### Garage

Single up and over door with driveway.

### Agents Note

"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: D



Illustration for identification purposes only, measurements are approximate, not to scale.

- Well Presented Semi Detached Town House
- Entrance Hall
- Downstairs Cloakroom
- Modern Kitchen/Family Area
- Study/Fourth Bedroom
- Lounge
- Family Bathroom and Ensuite
- Three Bedrooms
- Gas Central Heating Double Glazing
- Gardens, Garage and Driveway

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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.