



Connells

Dowsell Way
Yate Bristol



Property Description

Exceptional! This fine, family, executive detached home exudes charm and elegance and provides generous living accommodation. Arranged over two floors, this property is a must see for those looking for modern styling, combined with ample space. As you enter the property, you are bound to be struck by the welcoming and inviting Hallway, that leads in turn to a charming lounge, that benefits from a full length window to the front. A generous and well appointed Kitchen/Dining room with French doors leading to the rear aspect plus a separate utility are further features. A study provides excellent work from home space, or could equally be used as a playroom or as an extra reception or as a bedroom. To the first floor there are four double bedrooms; the principle bedroom having en-suite facilities. With a family bathroom plus a downstairs guest cloak room, this property has so much to offer. The rear garden is enclosed by wall and by boundary fencing and there is a garage with plentiful off street parking. Popular Yate is the perfect choice for those looking for family focused amenities and works exceptionally well for commuters and home workers alike. Green spaces abound and there are good links via cycle paths, bus routes as well as road and rail links. For those who enjoy sporting pursuits, this area is well provided for. Retail and leisure parks as well as accredited Schools are all to hand. Call Connells to arrange your viewing!

Ground Floor

Entrance Hall

Composite front door to front elevation and double glazed window to side elevation, stairs rising to first floor, understairs storage cupboard, wood effect laminate flooring, radiator and doors leading to study, downstairs cloakroom, lounge and kitchen/dining room.

Cloakroom

5' 2" x 4' 3" (1.57m x 1.30m)

Low level WC, wash hand basin, wood effect laminate flooring and chrome ladder style radiator.

Study

10' 10" max x 8' 4" (3.30m max x 2.54m)

Double glazed window to front elevation, radiator.

Lounge

17' 11" x 11' 1" (5.46m x 3.38m)

Double glazed window to front and side elevations, TV point, radiator.

Kitchen / Dining / Family Room

Kitchen - 12' 2" x 10' 10"

Dining / Family - 15' 2" x 10' 10"

Double glazed window to rear elevation and double glazed french doors giving access to rear garden. Contemporary grey kitchen comprising wall and base units with marble effect work surfaces over incorporating a one and half bowl stainless steel sink/drainers, two

Zanussi electric ovens, gas hob with stainless steel chimney style hood over, integrated dishwasher, integrated fridge/freezer, door to utility room and two radiators.

Utility Room

5' 10" x 5' 7" (1.78m x 1.70m)

Double glazed door to side elevation, wall mounted combination boiler, space for washing machine and radiator.

First Floor

Landing

Stairs rising from ground floor, access to loft, cupboard housing tank, radiator and doors leading to all bedrooms and bathroom.

Bedroom One

16' 2" x 11' 1" (4.93m x 3.38m)

Double glazed window to front elevation, radiator and door leading to en-suite.

En-Suite

Double glazed window with obscured glazed panel to front elevation. Double shower cubicle with glass shower screen, low level WC with concealed cistern, wash hand basin, extractor fan, spotlights inset to ceiling, laminate flooring and chrome ladder style radiator.

Bedroom Two

12' 9" x 11' 1" (3.89m x 3.38m)

Double glazed window to rear elevation, radiator.

Bedroom Three

16' 7" x 8' 4" (5.05m x 2.54m)

Double glazed window to front elevation, radiator.

Bedroom Four

9' x 9' (2.74m x 2.74m)

Double glazed window to rear elevation, radiator.

Bathroom

9' x 6' 7" (2.74m x 2.01m)

Double glazed window with obscured glazed panel to rear elevation. Bathroom suite comprising bath with mixer tap and shower over with glass shower screen, low level WC with concealed cistern, wash hand basin, shaver socket, laminate flooring and chrome ladder style radiator.

Outside Space

Front Garden

Dwarf wall with pathway leading to front entrance door with storm porch, gardens with mature shrubs and outside light.

Rear Garden

Fully enclosed by way of boundary wall and wooden fence panels, mainly laid to lawn with borders and patio area, outside tap, outside light, side access and gated rear access.

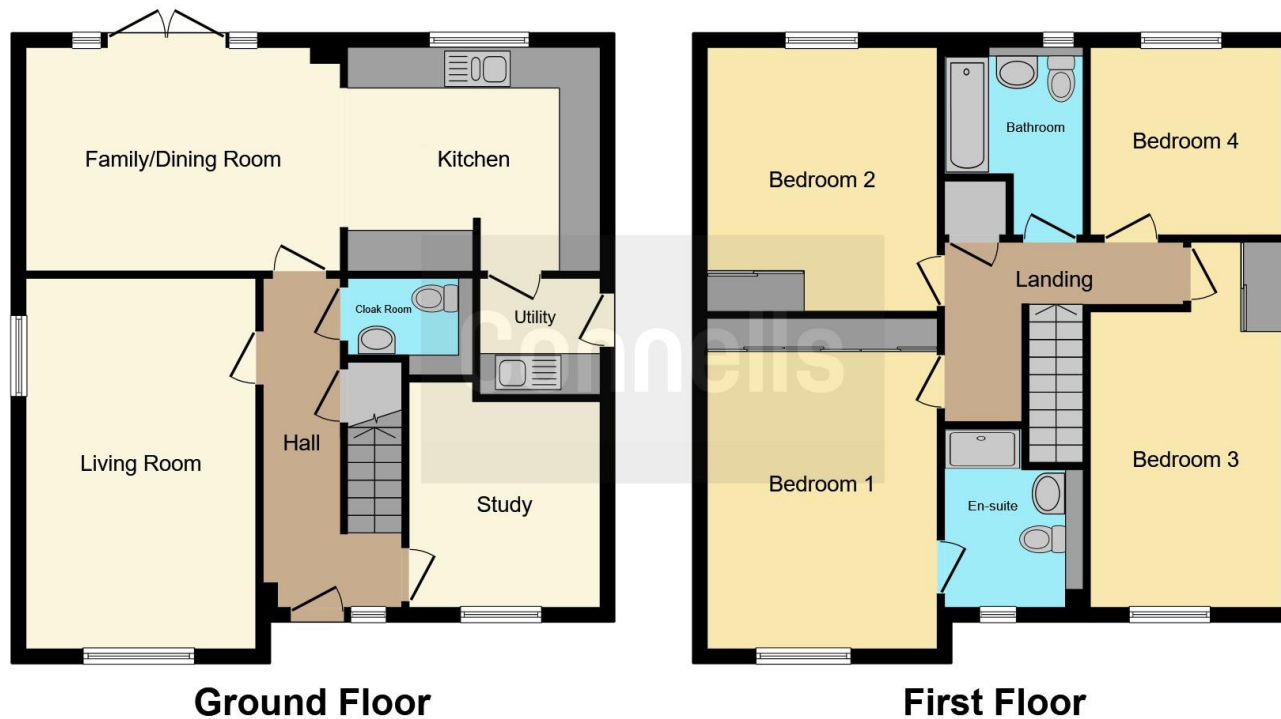
Garage

Located to the rear with parking for two vehicles.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
 BRISTOL BS37 4PH

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/YAT307674



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: YAT307674 - 0004