



Dowsell Way, Yate Bristol BS37 7GQ


allen & harris

welcome to

Dowsell Way, Yate Bristol

GARAGEOFF STREET PARKING*** A three bedroom detached family home located in the sought after town of Yate. Accommodation comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, Three double bedrooms, Ensuite & Family Bathroom. The property further benefits with a Garage and Rear Garden

Entrance Hall

Double glazed door to front, door to cloakroom, radiator, wood effect luxury vinyl tiled flooring

Cloakroom

6' 3" x 3' 2" (1.91m x 0.97m)

Double glazed window to front, low level w/c with hidden cistern, wash hand basin, part tiled walls, radiator, wood effect luxury vinyl tiled flooring

Kitchen/Diner

13' 8" x 12' 1" (4.17m x 3.68m)

Double glazed window to front, a modern fitted kitchen with both wall and floor units with work surfaces over, combi boiler housed by wall unit, upstands, gas hob with cooker hood over, tiled splashback, integrated eye level electric oven, 1 1/2 stainless steel sink & drainer, integrated fridge freezer, space for washing machine, spotlights, stairs to first floor, understairs storage cupboard, radiator, wood effect luxury vinyl tiled flooring

Lounge

15' x 11' 2" (4.57m x 3.40m)

French doors to rear garden, radiator

Landing

Loft access, part boarded, light, radiator, airing cupboard

Bedroom One

16' 3" max x 10' 6" (4.95m max x 3.20m)

Double glazed windows to front & rear, radiator, door to ensuite

Ensuite

Double glazed window to rear, low level w/c with hidden cistern, wash hand basin, walk in shower cubicle, radiator, spotlights, part tiled walls, tiled

flooring

Bedroom Two

12' x 10' 4" (3.66m x 3.15m)

Double glazed window to rear, radiator

Bedroom Three

12' 10" x 8' 3" (3.91m x 2.51m)

Double glazed window to front, radiator

Bathroom

6' 5" x 6' 3" (1.96m x 1.91m)

Double glazed window to front, low level w/c with hidden cistern, hand wash basin, bath, part tiled walls, radiator, tiled flooring

Rear Garden

Fully enclosed by boundary fence, patio area to lawn, shrubs and plants, gated side access





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welcome to

Dowsell Way, Yate Bristol

- DETACHED THREE BEDROOM FAMILY HOME
- KITCHEN/DINER & SEPARATE LOUNGE
- CLOAKROOM & ENSUITE & FAMILY BATHROOM
- FULLY ENCLOSED REAR GARDEN
- GARAGE & OFF STREET PARKING

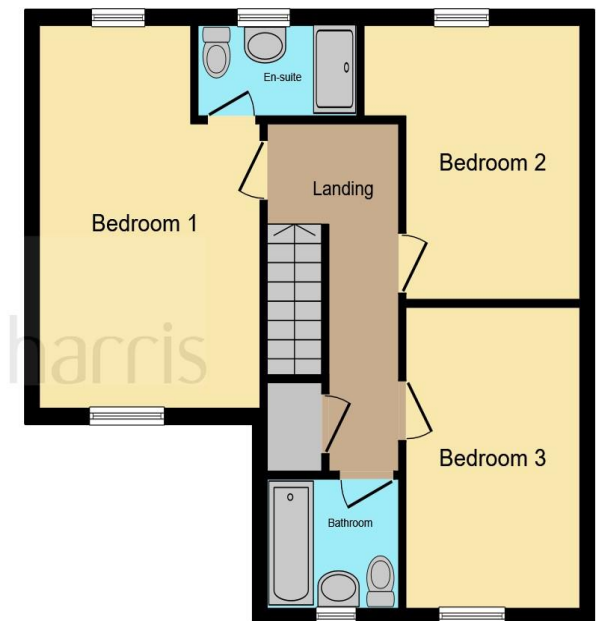
Tenure: Freehold EPC Rating: B

Council Tax Band: D

£400,000



Ground Floor



First Floor

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

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Property Ref:
CPS105164 - 0004

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 allen & harris



01454 318387



ChippingSodbury@allenandharris.co.uk



7 High Street, Chipping Sodbury, BRISTOL,
Avon, BS37 6BA



allenandharris.co.uk