



Dorset Way, Yate Bristol BS37 7SN

welcome to

Dorset Way, Yate Bristol

NO CHAIN This five bedroom extended property comes with an open plan kitchen/diner/lounge area, additional lounge/diner, downstairs cloakroom, rear garden over looking wooded area, double driveway, walking distance to Chipping Sodbury, Yate Shopping Centre and all local amenities.

Entrance Hall

Double glazed front door, radiator. LVT wood effect flooring.

Storage Cupboard Downstairs Cloakroom

Double glazed window to front, low level w/c, wash hand basin, radiator. tiled walls and flooring.

Lounge/Diner

Double glazed bay window to front, patio door to rear, two radiators, feature fireplace and hearth.

Kitchen/Diner/Lounge

Two double glazed window to rear, side access door, velux window, wall and base units with worktops over, breakfast bar, composite one and half bowl sink and drainer, built in electric oven and gas hob, extractor hood, serving hatch, built in fridge, tiled flooring, lounge area, internal access door to Garage/Utility room. Underfloor heating.

First Floor

Bedroom One

Double glazed window to rear, radiator, opening to shower room. Vinyl flooring.

Shower Room

Shower cubicle, part tiled, heated towel radiator. vinyl flooring. extractor fan.

Bedroom Two

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

Main Bathroom

Double glazed window to rear, bath with shower over, low level w/c, wash hand basin, tiled walls vinyl flooring. radiator.

Bedroom Three

Double glazed window to rear, radiator. wash hand basin. built in wardrobes.

Bedroom Four

Double glazed window to front, radiator.

Second Floor

Bedroom Five/Loft Room

Velux windows, eves for storage, radiator.

Front Garden

Lawn laid to path.

Rear Garden

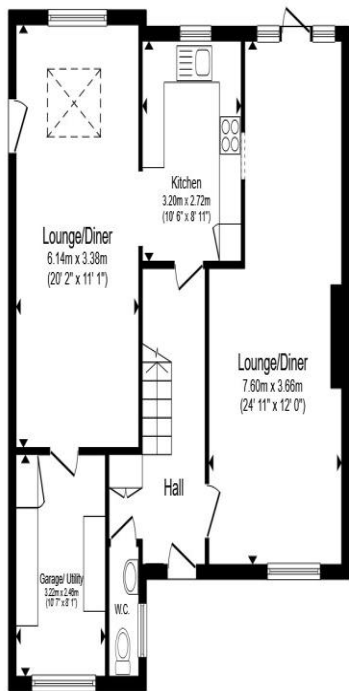
Split level rear garden over looking wooded area, shrubs and mature plants, patio and stones. Side access to front garden.

Garage/Utility Room

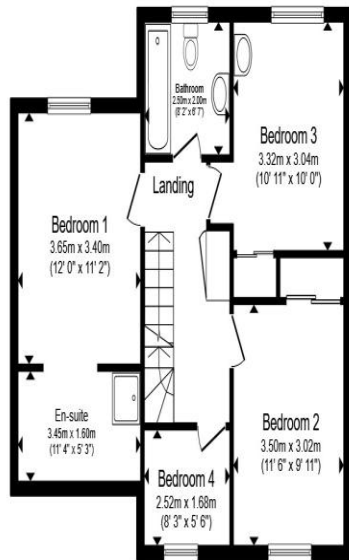
Electric front door, electric and power. converted garage space used as utility room currently with storage units, space for washing machine and tumble dryer.

Driveway

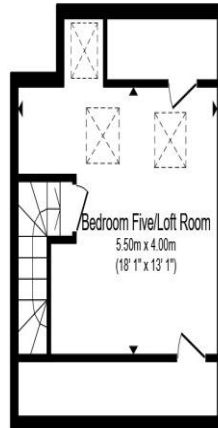
Brick paved for multiple vehicles.



Ground Floor



First Floor



Second Floor

Total floor area 158.2 m² (1,703 sq.ft.) approx

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.propertybox.io



welcome to
Dorset Way,
Yate Bristol

- EXTENDED LINK- DETACHED FAMILY HOME
- FIVE BEDROOMS
- OPEN PLAN KITCHEN/DINER/LOUNGE
- FURTHER LOUNGE/DINER
- DOWNSTAIRS CLOAKROOM

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of
£500,000



view this property online allenandharris.co.uk/Property/CPS105427



Property Ref:
CPS105427 - 0004

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