



£335,000

Dingley Lane

Yate, BS37 7DD

PROPERTY SUMMARY

Step inside into the entrance hallway, with stairs to the first floor and a handy downstairs cloakroom. The kitchen breakfast room is positioned to the right and is fitted with a range of modern units, integrated appliances and useful built in storage with tiled flooring. There is also plenty of space for a breakfast or dining table. To the rear of the property is the spacious living room, offering plenty of room for both sofas and a dining table if required. French doors open onto the rear garden, filling the room with natural light, while a useful storage cupboard completes the space.

Upstairs, the landing provides access to the loft space and leads to three well proportioned bedrooms. The principal bedroom is a generous double and benefits from a modern en suite shower room. The second bedroom is another comfortable double, while the third is a good sized single, ideal as a child's bedroom, nursery or home office. A stylish family bathroom completes the first floor with a bath, sink and toilet along with tiled flooring.

Outside, the rear garden enjoys a south facing aspect and offers a good level of privacy. Laid to patio and artificial lawn, it provides an easy to maintain outdoor space. A rear gate gives access to the garage and driveway parking, both located to the rear of the property.

3



1



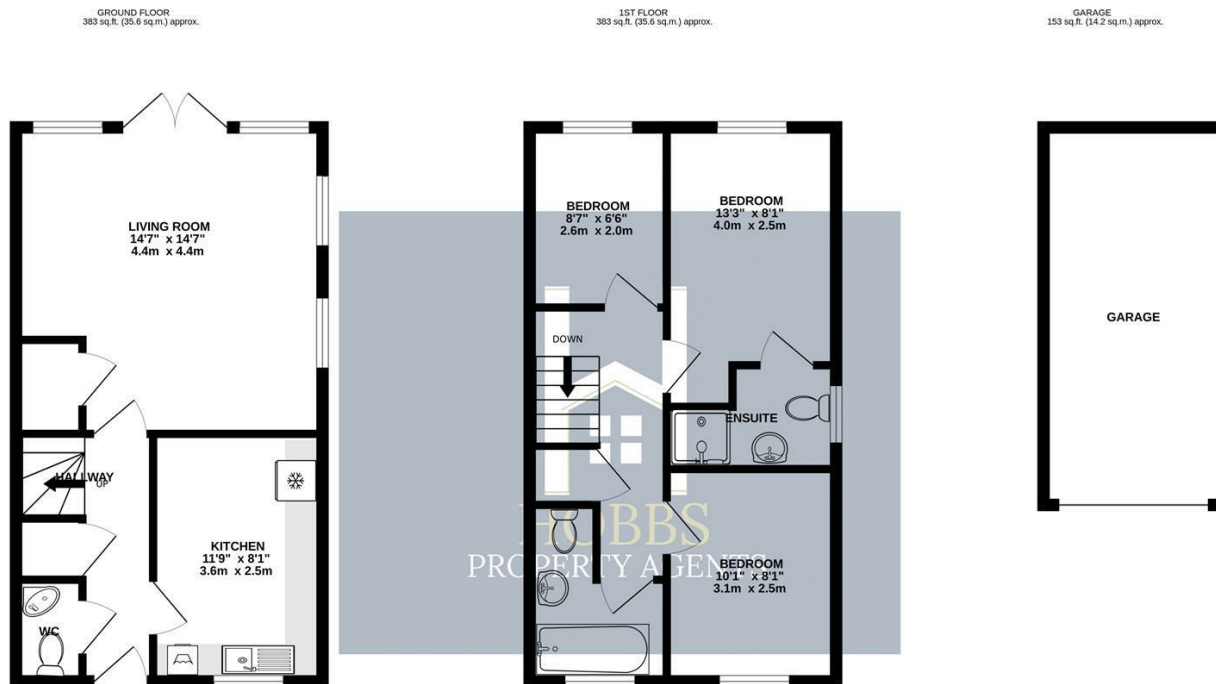
2











TOTAL FLOOR AREA: 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

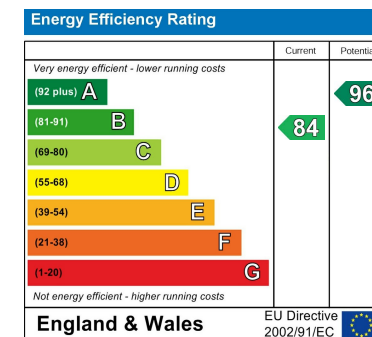
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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