

## 28 Dingley Lane, Yate, Bristol

- Well Presented
  - Lounge
  - Dining Room
  - Study
- Family Bathroom
- Detached House
- Kitchen/Breakfast Room
- Utility & Cloakroom
- 4 Bedrooms (Master En-Suite)
- Garage & Parking

**Offers In Excess Of £475,000**

**HUNTERS®**

HERE TO GET *you* THERE



### Entrance Hallway

Double glazed door, storage cupboard, stairs to 1st floor, ceiling spotlights, tiled flooring, doors into

### Cloakroom

White Suite comprising WC, pedestal wash hand basin, radiator, ceiling spotlights, tiled flooring, extractor fan.

### Study

7'5" x 7'1"

Double glazed window to the front, radiator, ceiling spotlights, tiled floor.

### Lounge

16'7" x 12'1"

Double glazed bay window to the front, two radiators, ceiling spotlights.

### Kitchen/Breakfast Family Room

16'5" max x 12'9"

Double glazed window to the rear, double glazed French doors with full length windows to both sides, range of wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap, electric double oven, induction hob with extractor fan over, integrated fridge/freezer, dishwasher and wine cooler fridge, tiled floor, radiator, ceiling spotlights, opening into dining room and into

### Utility

Double glazed door to the side, wall and base unit with work surface over, spaces for washing machine and tumble dryer, cupboard housing gas boiler, tiled floor, ceiling spotlights and radiator.

### Dining Room

10'4" x 8'10"

Double glazed French doors to the rear, tiled flooring, radiator.

### First Floor Landing

Access to part boarded loft space, double storage cupboard housing pressurised tank, radiator, ceiling spotlights, doors into

### Bedroom One

12'7" x 11'8"

Double glazed windows to the front and side, built in wardrobes, radiator, door into

### En-suite

White suite comprising, tiled shower cubicle, pedestal wash hand basin, WC, radiator tiled flooring, ceiling spotlights, extractor.

### Bedroom Two

14'2" max x 12'3" max

Double glazed window to the front, radiator, built in cupboard.

### Bedroom Three

10' 4" x 10' max

Double glazed window to the rear, built in wardrobes, radiator.

### Bedroom Four

10'3" x 9'8" max

Double glazed window to the rear, radiator.

### Bathroom

Double glazed window to the rear, white suite comprising panelled bath with shower over, WC, pedestal wash hand basin, part tiled walls, tiled flooring, ceiling spotlights, extractor, radiator.

### Outside

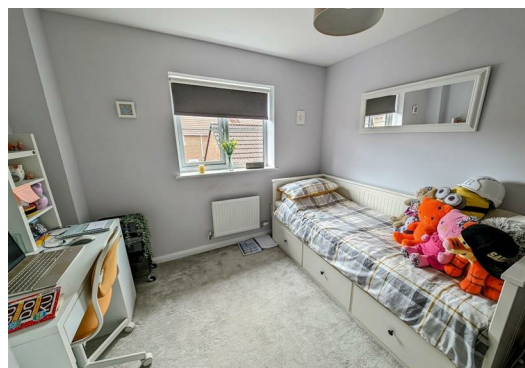
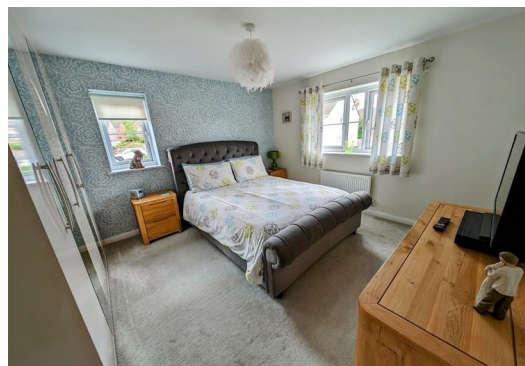
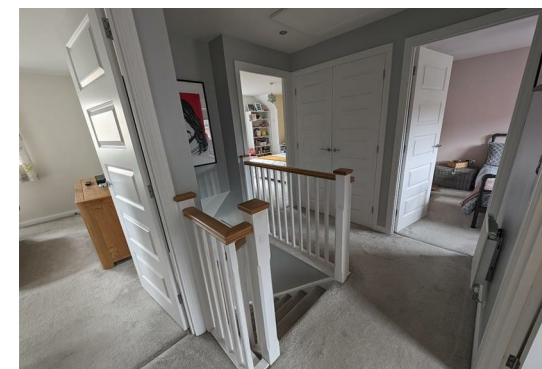
The front is laid to shrubs with pathway to the front door, The enclosed rear garden will be laid to stones with newly laid grass seed, and decked area, outside tap, gated access leading to the side of the property.

### Garage

There is a single garage with up and over door, light and power and parking to the front.

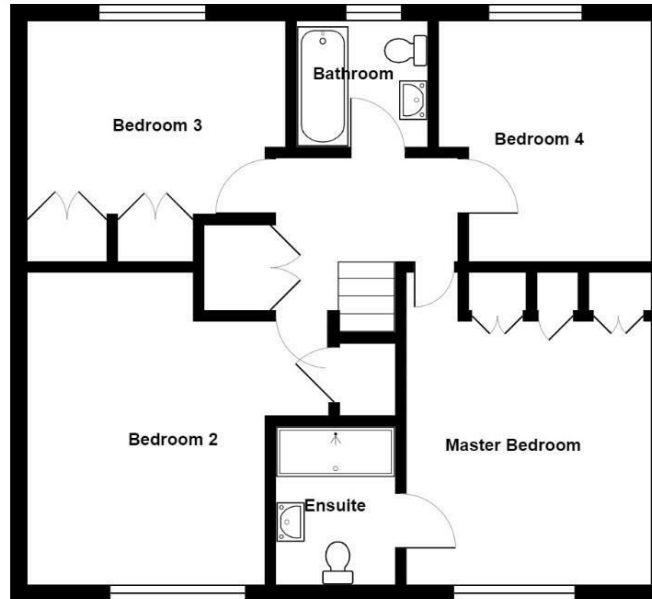
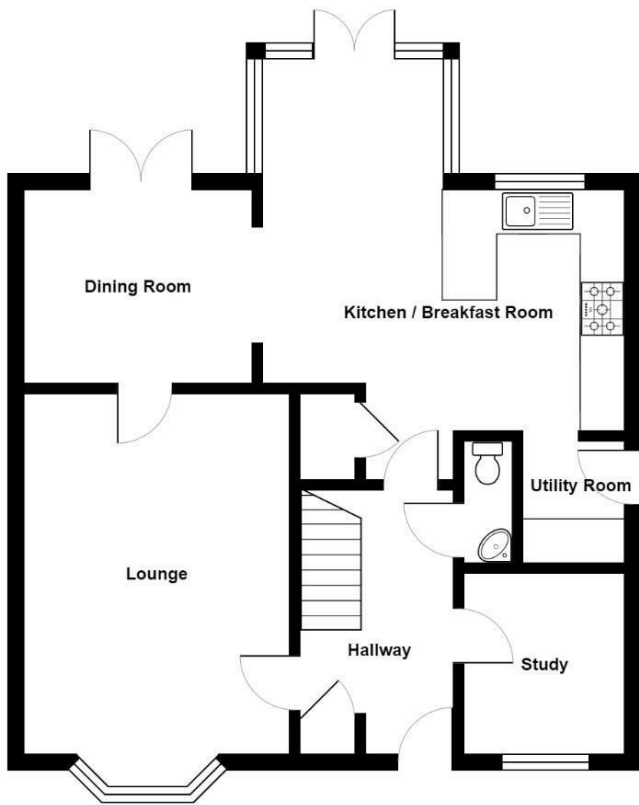
### Agents Note

There is an annual service charge to the upkeep of the estate of approx . £203 per annum.









## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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