



43 Dingley Lane, Yate, Bristol, BS37 7DD

- Semi Detached
 - Lounge
- Modern Bathroom
- Double Glazing Gas Central Heating
- Enclosed Garden
- 4 Bedrooms (Master En-suite)
- Kitchen/Diner with Island
- Cloakroom & Utility Cupboard
- Part Converted Garage & Parking

£425,000

HUNTERS®
HERE TO GET *you* THERE

This semi-detached house offers a delightful blend of modern living and comfort. Built 2017, the property is well-presented and boasts a welcoming entrance hall that sets the tone for the rest of the home.

The lounge features a media wall and a lovely bay window, creating a bright and inviting atmosphere. The contemporary white gloss kitchen is a true highlight, complete with an island dining area and a convenient utility cupboard, making it perfect for both cooking and entertaining.

This residence comprises four well-proportioned bedrooms, including a master suite with an ensuite shower room, ensuring privacy and convenience for the occupants. The modern family bathroom is designed with style and functionality in mind, catering to the needs of a busy household.

Gas central heating and double glazing throughout the property provide warmth and energy efficiency, while the enclosed rear garden offers a private outdoor space for relaxation and recreation. The double doors from the garden lead into a part-converted garage, currently utilised as a bar area, adding a unique touch to the home whilst with further storage area to the front.

Additionally, there is parking available to the front of the garage, enhancing the practicality of this lovely property. This home is ideal for families or professionals seeking a modern, well-equipped residence in a desirable location. Don't miss the opportunity to make this wonderful house your new home.



ENTRANCE HALLWAY

Composite door, stairs to 1st floor with storage cupboard under, radiator, Amtico Signature wood effect flooring.

CLOAKROOM

Double glazed window to the side, white WC, pedestal wash hand basin with tiled splash back, storage cupboard, radiator, Amtico Signature wood effect flooring.

LOUNGE

17'7" x 10'10"

Double glazed bay window to the front, TV point, two radiators.

KITCHEN/DINING ROOM

19'6" x 12'1"

Double glazed window and double glazed French doors to the rear, range of wall, drawer and base units with work surface over and under lighting, sink unit with mixer tap over, double electric oven, 6 ring gas hob with extractor hood over, integrated dishwasher, Island, two radiators, space for table and chairs, Amtico Signature wood effect flooring.

UTILITY CUPBOARD

5'3" x 4'5"

Wall mounted gas boiler, wall and base unit, plumbing for automatic washing machine, space for tumble dryer with work surface over, radiator, Amtico Signature wood effect flooring.

1ST FLOOR LANDING

Double glazed window to the side, access to loft space, airing cupboard housing immersion heater, radiator, doors into.

BEDROOM ONE

11'8" to wardrobes x 10'6"

Double glazed window to the front, radiator, built in wardrobes, door into

ENSUITE

Tiled double shower cubicle, pedestal wash hand basin, part tiled splash back, low level WC, heated towel rail, shaver point, Amtico wood effect flooring.

BEDROOM TWO

10'11" x 10'5"- 8'5"

Double glazed window to the rear, radiator.

BEDROOM THREE

11'1" - 8'9" x 7'6"

Double glazed window to the front, radiator.

BEDROOM FOUR

8'8" x 7'1"

Double glazed window to the rear, radiator.

BATHROOM

Double glazed window to the side, white suite comprising bath with shower over, vanity wash hand basin, concealed cistern WC with work surface over and storage under, tiled walls, heated towel rail Amtico wood effect flooring.

OUTSIDE

The walled front has small border stocked with shrubs and pathway leading to the front door.

The enclosed rear garden is laid to lawn with Porcelain patio tiles, outside tap and electrics, double glazed French doors to the garage.

PART COVERED GARAGE

Partially converted garage, roller door, with light and power providing storage to the front with door into custom built bar area 10'8" x 9'8" Amtico flooring, light and power, double glazed French doors opening to the rear garden.

There is driveway providing parking to the front of the garage.

AGENTS NOTE

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

There is an annual service charge £212




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.



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) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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