



ASKING PRICE

£649,950

The Dingle

Yate, Bristol, BS37 7GA

PROPERTY SUMMARY

Welcome to an executive five bedroom detached home, meticulously designed to offer a perfect blend of luxury, comfort, and functionality. Nestled within a sought after cul-de-sac and occupying an enviable position. This substantial family home provides a tranquil retreat while being conveniently located within moments of all the local amenities that Yate and Chipping Sodbury has to offer.

Upon entering, you are welcomed by a grand hallway that leads to the heart of the home. The spacious lounge, featuring French doors that open to the rear garden, offers a seamless indoor/outdoor living experience, perfect for relaxation and entertaining. The adjacent dining room provides an ideal setting for formal gatherings and family meals alike. Both reception rooms are completely private and overlook the garden and surrounding woodland.

The kitchen and breakfast room, equipped with a built in oven / hob and space for further appliances flows effortlessly into the utility room, ensuring practicality and convenience for daily living. A downstairs cloakroom adds to the home's functionality, while the versatile playroom/family room offers ample space for recreation and leisure. A useful study provides a great space for working from home.

Upstairs, the generously proportioned landing offers a bright and airy space, with potential to extend into the loft, offering additional flexibility for future expansion. The principle bedroom boasts an en-suite, creating a private sanctuary for relaxation and integral wardrobes. Three additional double bedrooms and a good sized single bedroom ensure ample accommodation for family and guests. An oversized family bathroom with separate bath / shower completes the inside of this fine home.

The outdoor space is equally impressive, with a rear garden that wraps around the property, featuring a large south facing patio area and well-maintained lawn, perfect for alfresco dining and outdoor activities. The garden is fully private and enclosed overlooking mature trees leading to a woodland. The garage offers secure parking and additional storage, completing the property's extensive list of features. An open driveway provides off road parking and a walkway to the front door. There is an open field to the front with Tyler's Field being only a short stroll away, perfect for an afternoon walk with the dog.

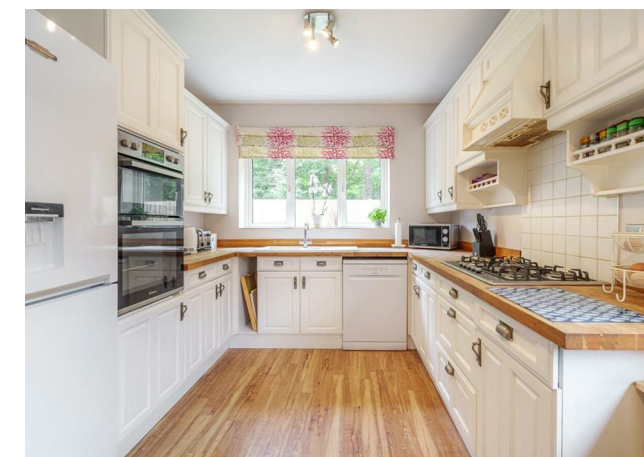
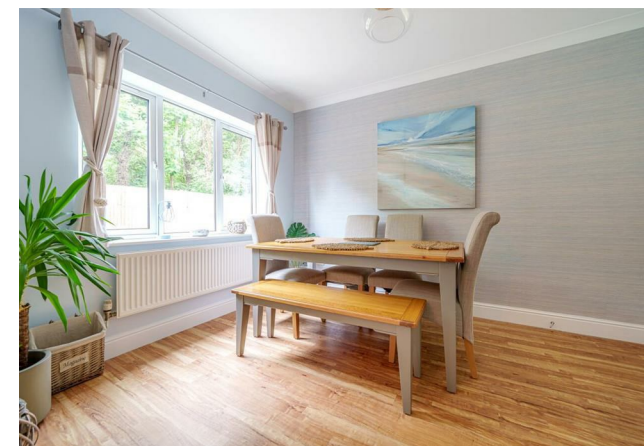
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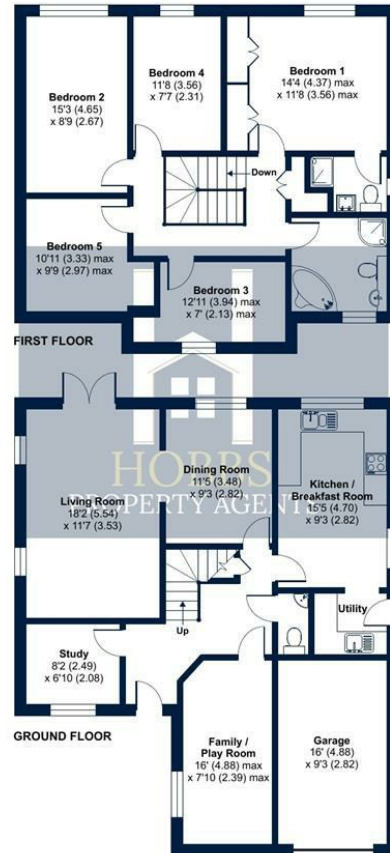




The Dingle, Yate, Bristol, BS37

Approximate Area = 1704 sq ft / 158.3 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1856 sq ft / 172.4 sq m

For identification only - Not to scale



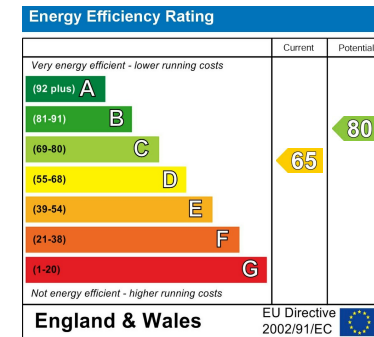
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hobbs Property Agents Limited. REF: 1141123

LOCAL AUTHORITY
 South Gloucestershire

TENURE
 Freehold

COUNCIL TAX BAND
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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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