

£499,950
Lime Croft
Yate, BS37 7HG

PROPERTY SUMMARY

This beautifully presented four bedroom detached home offers a welcoming hallway and a convenient downstairs cloakroom. The spacious kitchen, diner, and breakfast room create an ideal setting for family meals and gatherings, while the utility room adds extra practicality and houses the recently installed gas boiler. French doors open into the rear garden, extending the living space outdoors. The generous living room provides plenty of room for relaxation and entertainment. Upstairs, the principal bedroom boasts an en-suite bathroom, with three additional well sized bedrooms and a modern family bathroom completing the home's layout. The property combines both comfort and functionality for modern living.

The garden is fully enclosed and offers a high level of privacy, providing a peaceful retreat. It backs onto woodlands, creating a serene natural backdrop. The expansive driveway provides ample parking space for up to four vehicles, while the garage offers additional storage or parking options.

4



2



2









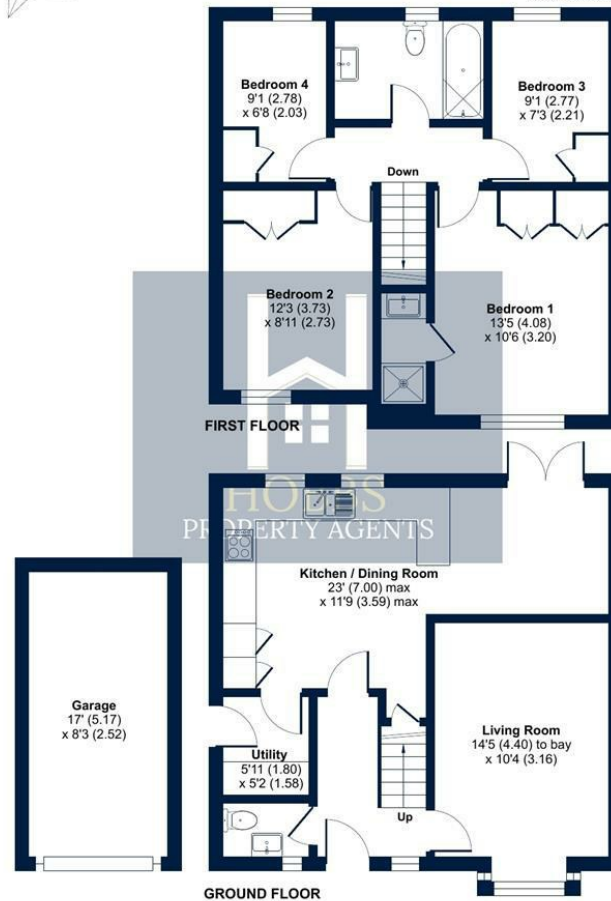
Lime Croft, Yate, Bristol, BS37

Approximate Area = 1036 sq ft / 96.2 sq m

Garage = 140 sq ft / 13 sq m

Total = 1176 sq ft / 109.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hobbs Property Agents Limited. REF: 1249413

LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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