



£325,000
Home Orchard
Yate, BS37 5XQ

PROPERTY SUMMARY

Step inside and you are welcomed by an entrance hall that leads into a bright, spacious living room, the perfect place to unwind with family. This flows through to the dining room, a lovely spot to gather around the table and enjoy meals together. From here, double doors open out to the rear garden, creating a natural connection between indoors and out. The kitchen is set just off the dining room and offers plenty of cupboard space along with room for your appliances. A convenient downstairs cloakroom and a generous utility room, converted from the original garage, complete the ground floor.

Upstairs, there are three comfortable bedrooms, each well proportioned and filled with natural light. The family bathroom sits alongside them, and there is also easy access to the loft, giving you that extra storage space every home needs.

Outside, the home enjoys a fantastic sized rear garden that is low maintenance yet ideal for play, entertaining, or simply relaxing. To the front, there is a block paved driveway with an EV charging point.

3



1



2



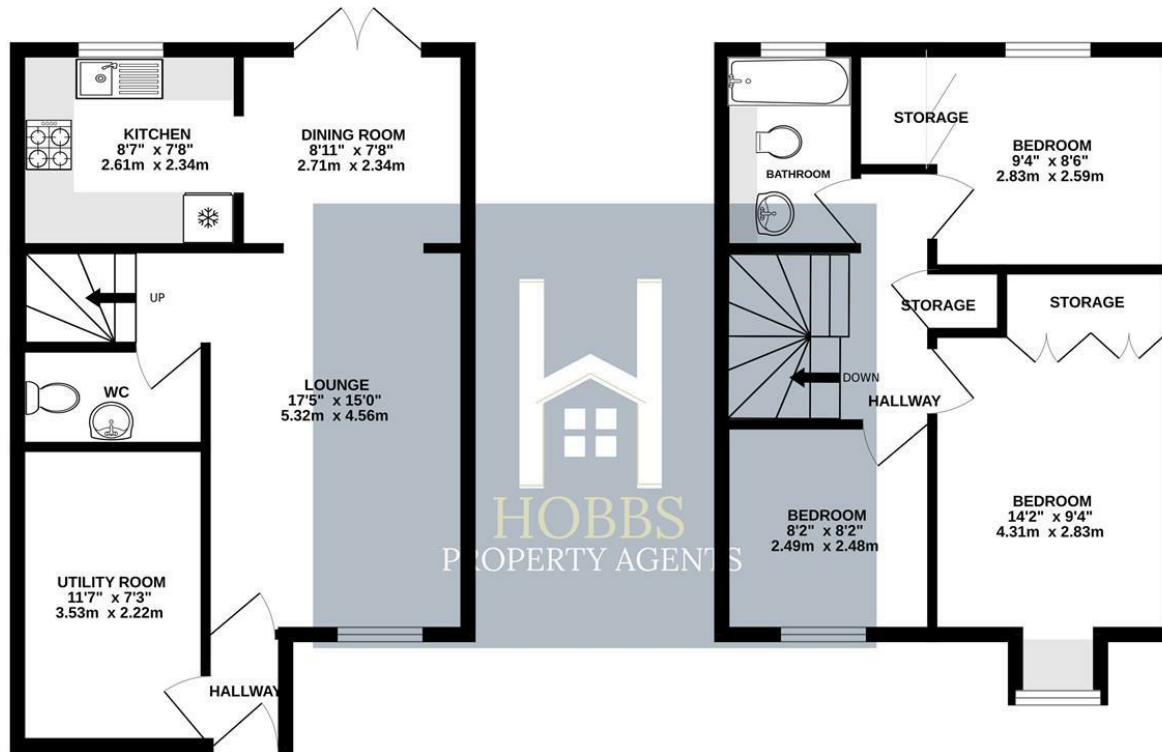






GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 843 sq.ft. (78.3 sq.m.) approx.

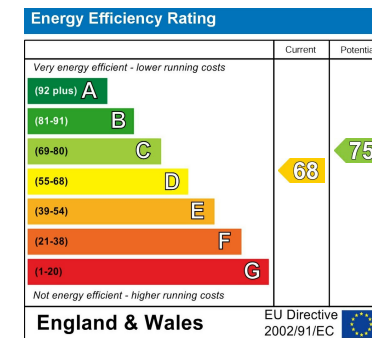
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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