



£335,000

Rogers Close

Yate, BS37 7EN

PROPERTY SUMMARY

The property opens into a welcoming hallway with a cloakroom and WC, together with a separate study, ideal for home working. To the rear is an impressive open plan kitchen, dining and breakfast room, beautifully fitted with a comprehensive range of storage units, integrated appliances and ample worktop space, creating the perfect setting for both everyday living and entertaining. The first floor offers a spacious living room centred around an attractive electric fireplace, providing a comfortable space to relax. This floor also benefits from a generous double bedroom and a well appointed family bathroom.

Occupying the second floor are two further generous double bedrooms, both offering comfortable accommodation with space for additional furniture. These rooms are served by a second family bathroom, providing added convenience for busy households. Thoughtfully arranged across three floors, the property offers a versatile and spacious layout that is perfectly suited to modern family living, combining practical accommodation with well balanced living space throughout.

The enclosed rear garden has been designed for low maintenance and enjoys a patio area, ideal for outdoor dining and entertaining, alongside an artificial lawn providing an attractive year round finish. A decking area offers a further space for seating and relaxing, creating a versatile garden that is perfect for enjoying time with family and friends.

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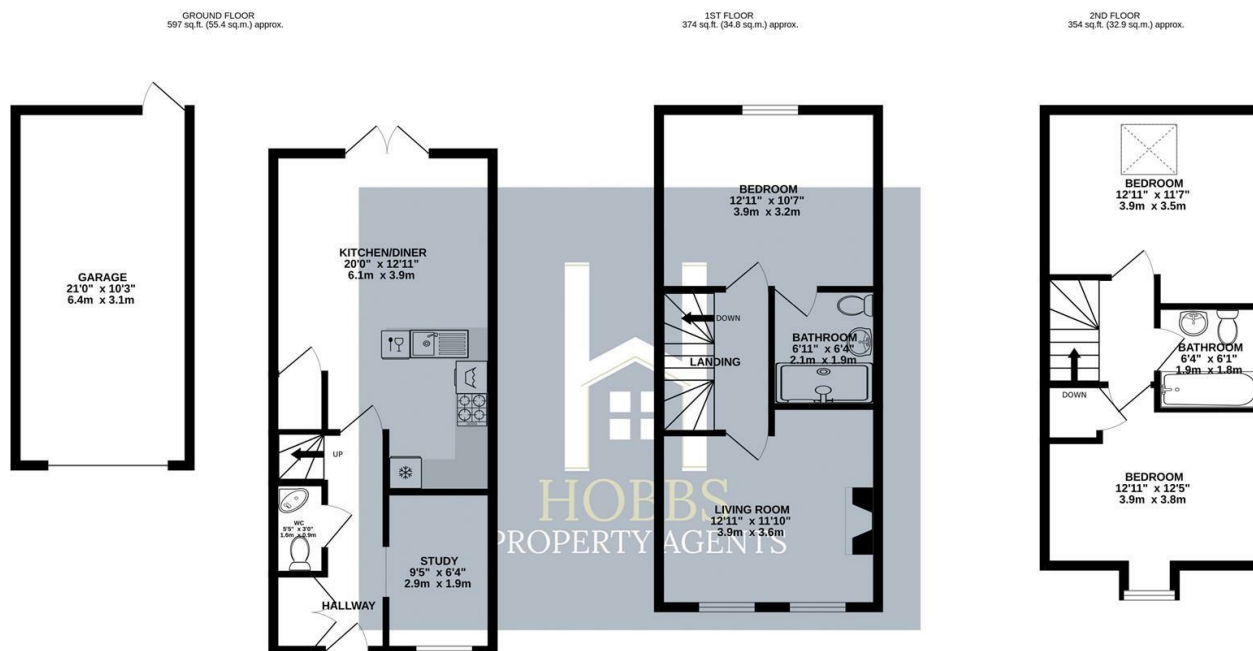
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TOTAL FLOOR AREA : 1325 sq.ft. (123.1 sq.m.) approx.

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
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(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

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

01454 529 024

sales@hobbspropertyagents.co.uk