



**Dingley Lane,  
Bristol, BS37 7DD**

**PRICE: £325,000**

## Property Features

- Semi Detached House
- 3 Bedrooms
- Ensuite & Family Bathroom
- Newly fitted Kitchen/Breakfast Room
- Cloakroom
- Garage & Parking
- Popular Location
- No Chain
- MUST BE VIEWED

## Full Description

Situated in the popular 'Autumn Brook' development in Yate, Bristol, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The heart of the home is undoubtedly the newly fitted kitchen, which combines modern design with functionality, making it perfect for both cooking and entertaining.

The property features a welcoming reception room, ideal for relaxing or hosting guests. With two bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household.

One of the standout features of this home is that it comes with no onward chain, allowing for a smooth and efficient purchase process. The surrounding area of Yate is known for its community spirit and offers a range of local amenities, including shops, schools, and parks, making it an ideal location for families.

This semi-detached house on Dingley Lane is not just a property; it is a place where memories can be made. With its modern updates and spacious layout, it is ready for you to move in and make it your own. Don't miss the chance to view this lovely home.

### Entrance Hall

Tiled floor. Stairs to first Floor Landing. Door to Living Room. Door to:

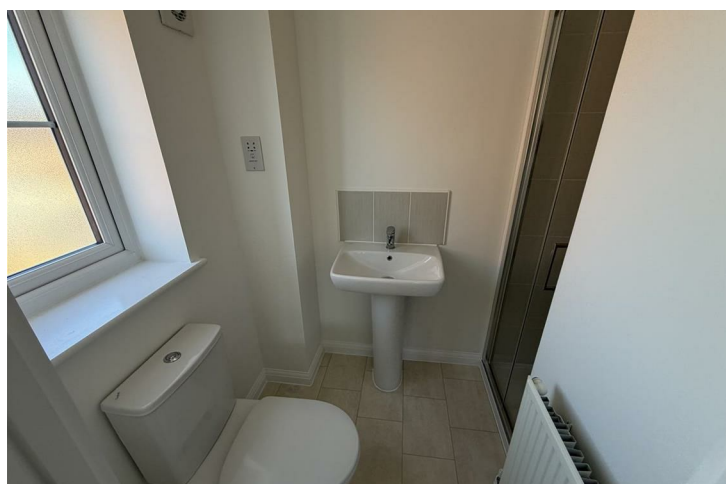
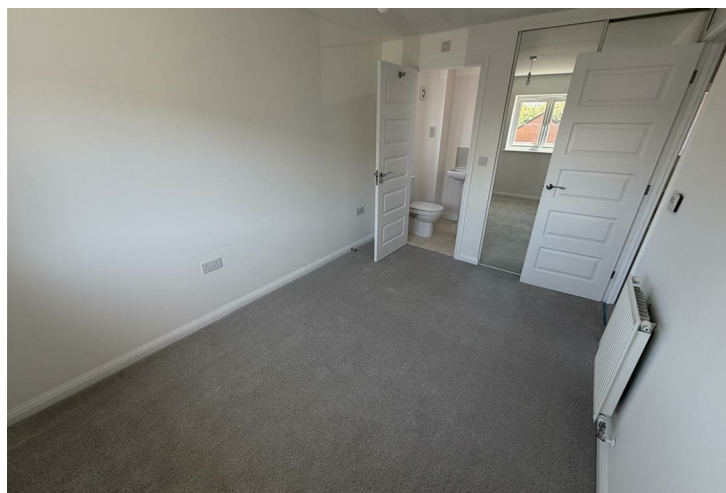
### Cloakroom

White suite comprising Low level W.C. Corner wash hand basin. Tiled Floor. Radiator. Extractor fan.

### Living Room

**16'2" x 11'8" (4.93m x 3.58m)**

Dual aspect. Radiator. Double glazed windows. Door to:



**Kitchen/Breakfast Room**

**14'11" x 10'5" (4.57m x 3.18m)**

Garden aspect. Newly fitted comprising Work top surfaces with inset single drainer stainless steel sink unit with mixer tap. Inset 4 ring gas hob with electric oven under and canopy extractor over. Range of base level cupboards and drawers. Matching wall mounted cupboards. Integrated Fridge Freezer. Integrated dishwasher. Integrated washing machine. Radiator. Double glazed window. Double glazed double opening doors to rear garden. Under stairs cupboard. Tiled floor.



**Landing**

Doors to:

**Bedroom 1**

**11'8" x 8'3" (3.56m x 2.54m)**

Front aspect. Radiator. Double glazed window. Door to:



**Ensuite Shower Room**

White suite comprising Low level W.C. Pedestal wash hand basin with splashback. Tiled shower with wall mounted shower and glass screen. Opaque double glazed window. Radiator.

**Bedroom 2**

**10'2" x 8'3" (3.10m x 2.54m)**

Rear Aspect. Radiator. Double glazed window.

**Bedroom 3**

**8'9" x 6'3" (2.67m x 1.91m)**

Front aspect. Radiator. Double glazed window.

**Bathroom**

White suite comprising Low level W.C. Pedestal wash hand basin with splashback. Panel enclosed bath with wall mounted shower over and glass screen. Radiator. Opaque double glazed window.



**Front Garden**

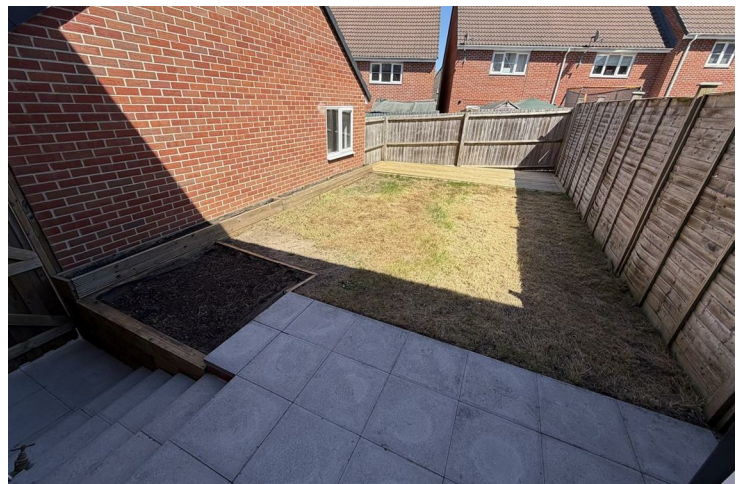
Paved pathway with side flower and shrub borders. Side access via gate. Driveway affording parking for 2 vehicles leading to:

**Garage**

Up and Over door. Light and power. Partly converted to allow for an office to the rear with double glazed window.

**Rear Garden**

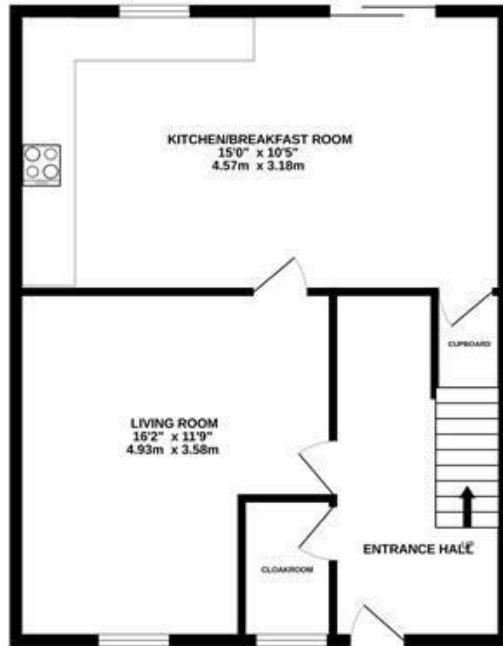
Paved patio leading to lawn. Flower border. Raised flower border. Rear Decking. Outside tap. Enclosed by fencing.



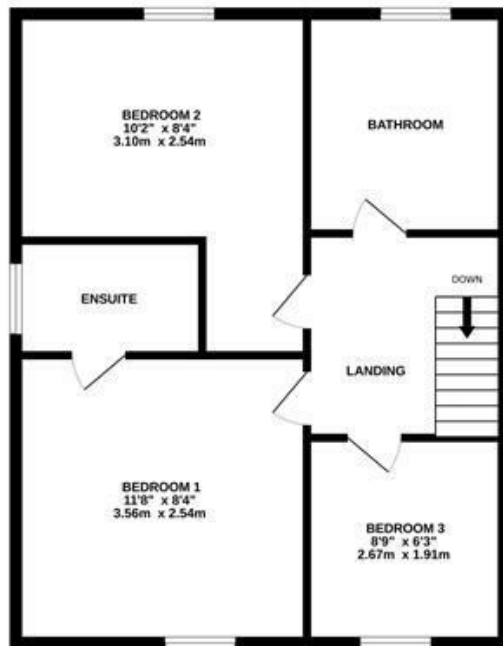
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements