

LYDE GREEN

EMERSONS GREEN, BRISTOL



AN EXCITING DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES

LYDE GREEN

EMERSONS GREEN, BRISTOL BS16 7AQ

Lyde Green is a development of two, three and four bedroom new homes in Emersons Green, Bristol.

Barratt Homes will form part of the new Lyde Green village which will include a local centre, primary and secondary schools, employment opportunities and leisure facilities.

On your doorstep

Emersons Green Retail Park is just a short drive away, offering a range of shops such as Lidl, Boots a large Sainsbury's and Costa.

For an active day out, the popular Bristol to Bath cycle track is on your doorstep, which provides tranquil walking and cycling paths between the two cities.

For a great day out for all the family, Bristol's award-winning Cabot Circus shopping centre is approximately 6 miles from Emersons Green, offering one million square feet of retail therapy, more than 30 restaurants and bars, a multiplex cinema and adventure golf.

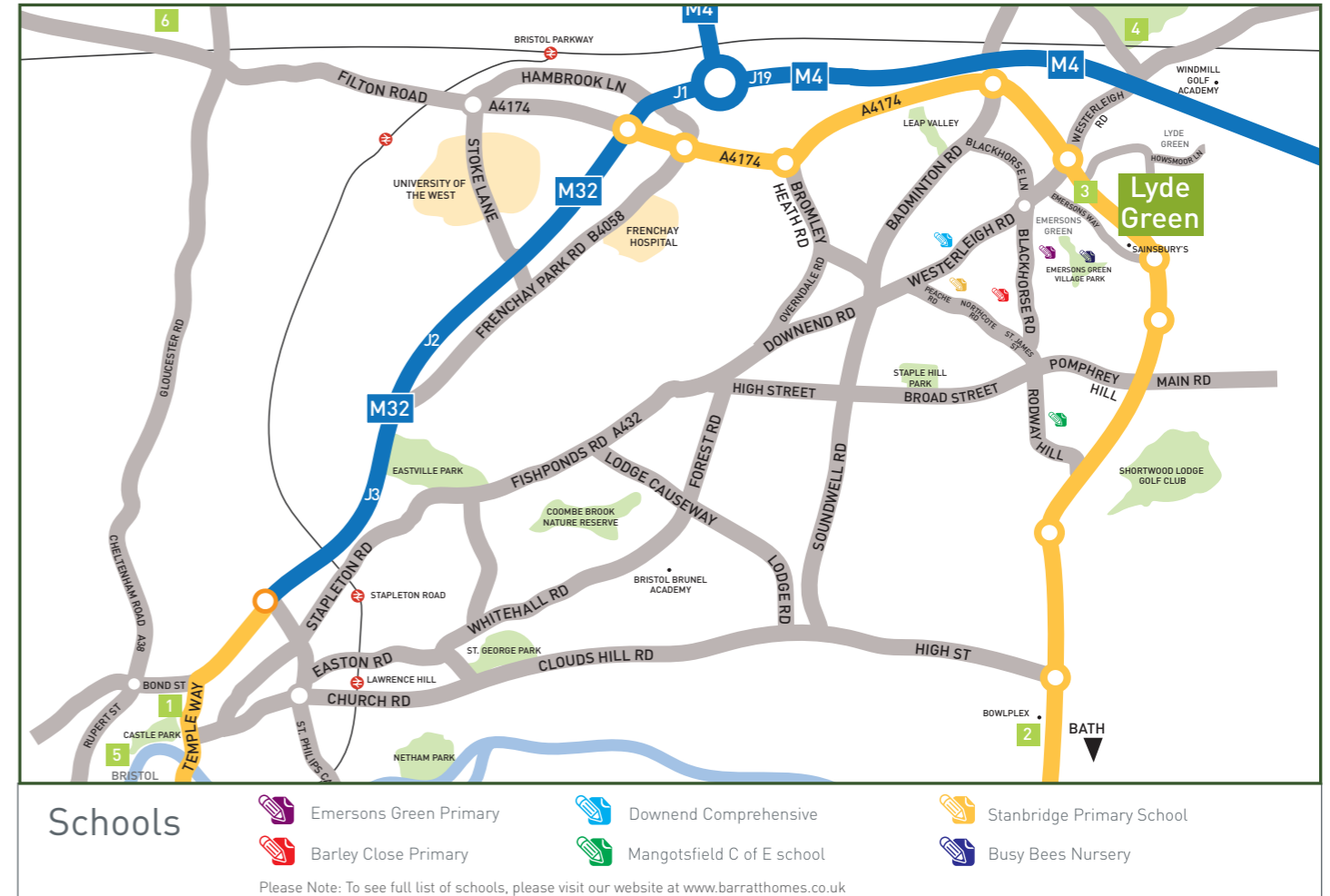
It's all about the location!

Emersons Green is situated just 6 miles from the centre of Bristol and 10 miles from the centre of Bath. It is located on the A4174 ring road, with easy access to the motorways and Bristol city centre. The nearest train station is Bristol Parkway, which is 4.5 miles away, offering frequent journeys to London and Cardiff. Bristol and Bath are also linked by the cycle path which is located nearby.



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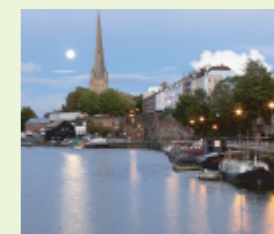
1 CABOT CIRCUS
Cabot Circus offers over 120 shops, two department stores, several restaurants, a cinema and adventure golf. This is all just a short drive from Lyde Green.



4 KENDLESHIRE GOLF CLUB
The Kendleshire offers some of the best golf in the Bristol area, including the infamous 11th Island Green, as well as extensive facilities often being used by the county and national teams.



2 LONGWELL GREEN LEISURE CENTRE
Longwell Green Leisure Centre is approximately 5 miles from Lyde Green, facilities include a 25m swimming pool with a smaller children's pool, an active fitness gym and many fitness classes.



5 BRISTOL CITY CENTRE
Bristol has both heritage and cutting edge culture in abundance. A wide selection of sports facilities, amazing restaurants, cultural venues, events and festivals offer exceptional choice and variety.



3 EMERSONS GREEN RETAIL PARK
On your doorstep you will find Emersons Green retail park with shops such as Boots, Brantano, Lidl, Argos, Costa, Sports Direct and a large Sainsbury's supermarket.



6 THE MALL, CRIBBS CAUSEWAY
135 top name stores, 15 restaurants, 7,000 free parking spaces, late night opening and easy access make The Mall a great place to shop, meet friends and relax.

BARRATT HOMES, BRISTOL DIVISION (A TRADING NAME OF BDW TRADING LTD). BARRATT HOUSE, 710 WATERSIDE DRIVE, AZTEC WEST, ALMONDSBURY, BRISTOL BS32 4UD

LYDE GREEN

DEVELOPMENT LAYOUT



- Cromwell**
2 Bedroom Apartment
- Drayton**
2 Bedroom Coach House
- Newton**
2 Bedroom Home
- Barwick**
3 Bedroom Home
- Finchley**
3 Bedroom Home
- Morpeth**
3 Bedroom Home
- Sutton**
3 Bedroom Home
- Stamford**
3 Bedroom Home
- Woodbridge**
4 Bedroom Home
- Hythe**
4 Bedroom Home
- Hexham**
4 Bedroom Home
- Affordable Housing**

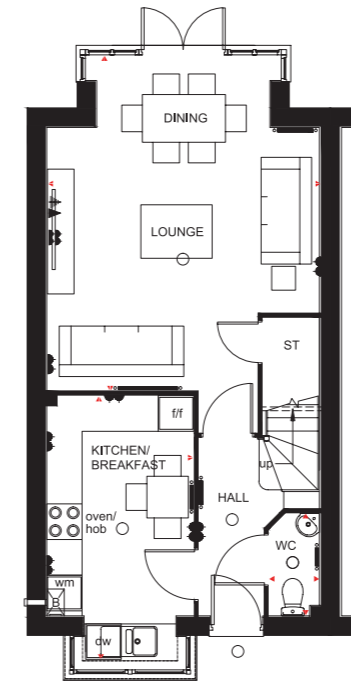


Development
by others

4 BEDROOM HOME



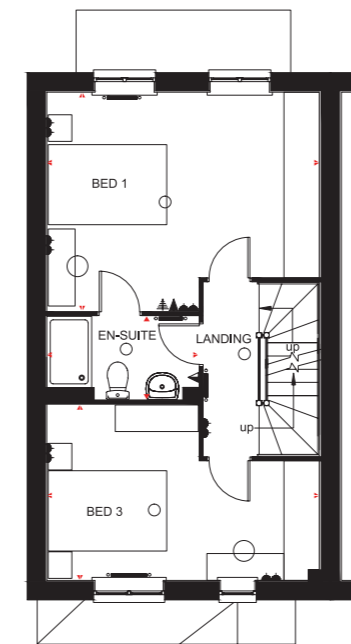
- A beautiful 4 bedroom, 3 storey home featuring open-plan lounge and dining room with French doors leading to rear garden
- Modern kitchen with breakfast area and stylish appliances
- On the first floor there are 2 double bedrooms which have dual access to en suite
- On the second floor there are 2 further bedrooms and a family bathroom.



Ground Floor

Kitchen/ Breakfast	4446 x 2481mm	14'7" x 8'2"
Lounge/Dining	5655 x 4610mm	18'7" x 15'1"
WC	1726 x 861mm	5'7" x 2'10"

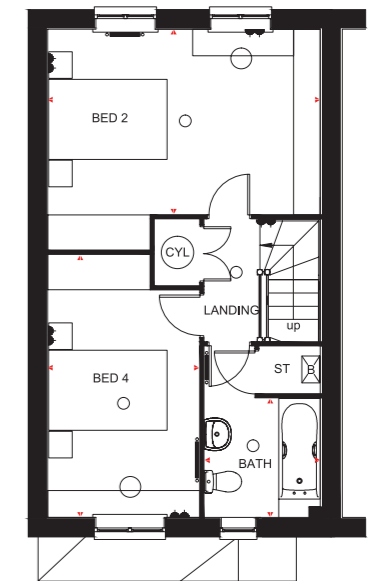
[Approximate dimensions]



First Floor

Bedroom 1	4610 x 3689mm	15'1" x 12'1"
En suite	2562 x 1399mm	8'5" x 4'7"
Bedroom 3	4610 x 2963mm	15'1" x 9'9"

[Approximate dimensions]



Second Floor

Bedroom 2	4610 x 3117mm	15'1" x 10'3"
Bedroom 4	4424 x 2561mm	14'6" x 8'5"
Bathroom	2007 x 1962mm	6'7" x 6'5"

[Approximate dimensions]

KEY	○ Light fitting	◀ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
	◀ Electric socket	◀ Shaver socket	ST Store	dw Dishwasher space
	◀ Telephone outlet point	— Radiator	wm Washing machine space	

barratthomes.co.uk

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