

HUNTERS[®]

HERE TO GET *you* THERE



Hawthorn Way

Lyde Green, Bristol, BS16 7FT

£375,000



Council Tax: D



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DESCRIPTION

Unexpectedly re-available!

Hunters Estate Agents, Downend are delighted to offer for sale this well presented 2014 Barrett constructed semi-detached family home.

This property is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being ideally situated for amenities and for the popular David Lloyd Health and Leisure Club and Lyde Green Primary School.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

The well presented accommodation comprises to the ground floor; entrance hall, cloakroom, lounge and a kitchen/diner. The kitchen has a range of recently installed contemporary midnight blue wall and base units which incorporate integral appliances to include; double electric oven and grill with five ring gas hob and cooker hood, a fridge freezer, washing machine and dishwasher. There are also uPVC double glazed French doors leading into the rear garden.

To the first floor there are three bedrooms and a family bathroom. The master bedroom has the benefit of an en suite and a double fronted built in wardrobe.

Externally the property has a rear garden which is mainly laid to paved patio, and a newly laid lawn.

Additional benefits include a single sized garage with allocated off street parking space in front, oak panelled internal doors throughout gas central heating and uPVC double glazed windows.

We would wholeheartedly recommended an early internal viewing appointment to fully appreciated what this much loved property has to offer.

ENTRANCE

Via a part opaque glazed composite door, leading into an entrance hall.

ENTRANCE HALL

Telephone point, radiator, laminate floor, stairs leading to first floor accommodation and doors leading into cloakroom and lounge.

CLOAKROOM

White suite comprising; W.C. and wash hand basin, half tiled walls, radiator, light activated extractor fan.

LOUNGE

15'7" x 11'9" (widest point) (4.75m x 3.58m (widest point))

uPVC double glazed window to front, TV aerial point, radiator, laminate floor, door leading into kitchen/diner.

KITCHEN/DINER

15'1" x 11'3" (4.60m x 3.43m)

uPVC double glazed window to rear, enamel sink drainer with chrome mixer tap and tiled splash backs, range of midnight blue coloured wall and base units with soft close doors and drawers incorporating an integral stainless steel double electric oven and grill with five ring gas hob and stainless steel cooker hood over, integral fridge freezer, slimline dishwasher and washing machine, under stairs storage cupboard, square edged work surface with up stand, TV aerial point, cupboard housing a boiler supplying gas central heating, radiator, laminate floor, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

LANDING

Loft access, airing cupboard, doors leading into bathroom and all bedrooms.

MASTER BEDROOM

11'10" x 8'6" (3.61m x 2.59m)

uPVC double glazed window to front, built in double fronted wardrobe with hanging rails, radiator, door leading into en suite.

EN SUITE

White suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with a chrome Mira shower system, tiled splash backs, shaver point, extractor fan.

BEDROOM TWO

10'3" x 8'6" (3.12m x 2.59m)

uPVC double glazed window to rear, radiator.

BEDROOM THREE

8'10" x 6'3" (2.69m x 1.91m)

uPVC double glazed window to front, radiator.

BATHROOM

6'3" x 5'7" (1.91m x 1.70m)

Opaque uPVC double glazed window to rear, white

suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap with shower attachment, shaver point, tiled splash backs, black heated towel rail.

OUTSIDE

FRONT

Small herbaceous area laid to pebbles.

REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn with herbaceous borders displaying trees and shrubs, water tap, power points, security lighting, wooden gate to side providing pedestrian access, garden surrounded by boundary wall and wooden fencing.

GARAGE

18'1" x 8'10" (5.51m x 2.69m)

Single sized garage with metal up and over door.

OFF STREET PARKING

Hardstanding for one car positioned in front of the garage.



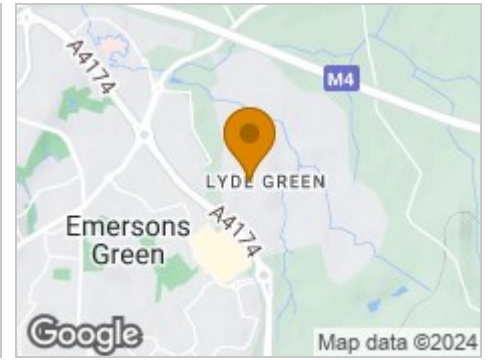
Road Map



Hybrid Map



Terrain Map



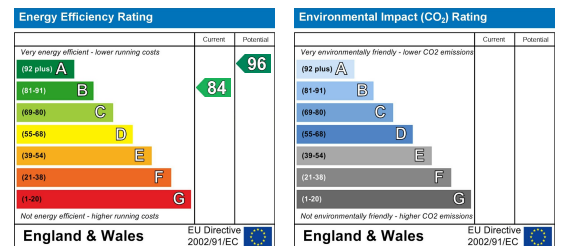
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.