

HUNTERS[®]

HERE TO GET *you* THERE



Newlands Lane

Lyde Green, Bristol, BS16 7GE

£365,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this Taylor Wimpey built semi-detached property which is located in the popular area of Lyde Green.

The property is conveniently situated for access onto the Avon Ring Road, for major commuting routes and for the Bristol cycle path. The amenities of Emersons Green and the David Lloyd Health and Leisure Club are also within easy reach.

The amenities of Emersons Green include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgery and dental practice.

The accommodation comprises to the ground floor; an entrance hall, cloakroom, a fitted kitchen and a lounge with uPVC double glazed French doors leading into the rear garden.

The kitchen is fitted with modern "midnight blue" and white high gloss wall and base units and incorporate integral appliances which include an electric oven, four ring gas hob with extractor fan, slimline dishwasher, wine cooler and fridge freezer.

To the first floor there is a family bathroom with an over bath shower system and three bedrooms. The master bedroom has the benefit of an en suite shower.

Additional benefits include an attached garage with power and light and measuring 20'0" x 9'8", off street parking, a low maintenance rear garden which is laid to paved patio and artificial lawn, gas central heating and uPVC double glazed windows.

We would encourage an early internal viewing appointment to fully appreciate what the super house has to offer.

ENTRANCE

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

ENTRANCE HALL

Storage cupboard, radiator, stairs leading to first floor accommodation and doors leading into all ground floor rooms.

CLOAKROOM

Opaque uPVC double glazed window to front, white suite comprising W.C. and wash hand basin with chrome mixer tap and tiled splash backs, radiator.

LOUNGE

15'0" 14'6" (4.57m 4.42m)

uPVC double glazed French doors leading into rear garden, storage cupboard, TV aerial point, two radiators.

KITCHEN

12'2" x 8'0" (3.71m x 2.44m)

uPVC double glazed window to front, stainless steel single drainer sink unit with mixer tap and tiled splash backs, range of modern fitted "midnight blue" and white high gloss wall and base units with soft close doors and drawers incorporating integral appliances to include an stainless steel electric oven, four ring gas hob with extractor fan over, wine cooler, slimline dishwasher and fridge freezer, plumbing for washing machine, cupboard housing a boiler supplying gas central heating.

FIRST FLOOR ACCOMMODATION

LANDING

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

Tel: 0117 956 1234

BEDROOM ONE

11'11" x 8'6" (3.63m x 2.59m)

uPVC double glazed window to rear, radiator, door leading into en suite.

EN SUITE

White suite comprising W.C. wash hand basin with chrome mixer tap and double fronted cupboard below and a shower cubicle with a Mira shower system, tiled splash backs, heated towel rail, light activated extractor fan.

BEDROOM TWO

10'2" x 8'6" (3.10m x 2.59m)

uPVC double glazed window to front, radiator.

BEDROOM THREE

9'0" x 6'3" (2.74m x 1.91m)

uPVC double glazed window to rear, radiator.

BATHROOM

8'0" x 6'3" (2.44m x 1.91m)

Opaque uPVC double glazed window to front, white suite comprising W.C. wash hand basin with chrome mixer tap and double fronted cupboard below and panelled bath with chrome mixer tap, chrome over bath shower system and side splash screen, tiled splash backs, shaver point, radiator.

OUTSIDE

FRONT

Small area laid to loose gravel, path leading to main entrance

REAR GARDEN

Paved patio leading to an area laid to artificial lawn with raised sleeper boarders, outside lighting, outside power points, access into garage, garden surrounded by wooden fencing and boundary wall.

GARAGE

20'0" cx 9'8" (6.10m cx 2.95m)

Metal up and over door, water tap, power and light.

OFF STREET PARKING

Driveway providing off street parking in front of the garage.



Road Map



Hybrid Map



Terrain Map



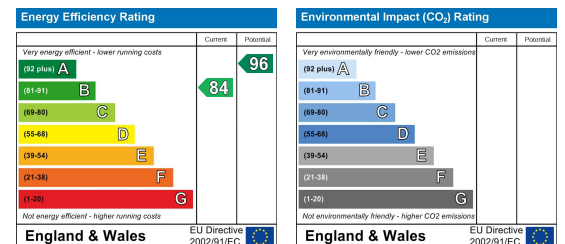
Floor Plan



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.