

HUNTERS®

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Viola Way

Lyde Green, Bristol, BS16 7LL

£600,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this immaculately presented detached family home which occupies a secluded position in the popular area of Lyde Green.

This extended property offers super spacious accommodation throughout and must be viewed to fully appreciate what this impressive home has to offer.

The 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 situated within easy reach of the amenities of Emersons Green, for many popular schools and for the David Lloyd Health and Leisure Club.

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

The well presented accommodation comprises to the ground floor; entrance hall, cloakroom, a lounge with a feature contemporary style fire and an extended kitchen/diner.

The kitchen/diner provides a fabulous social area in the very heart of the property for the family to enjoy and is fitted with an extensive range of high gloss wall and base units which incorporate integral appliances which include; an electric oven, four ring induction hob, tall fridge freezer, washing machine and dishwasher.

To the first floor there is a family bathroom with an over bath shower and three bedrooms. The master bedroom has the benefit of an en suite and a walk-in dressing area which has been fitted with a range of bespoke bedroom furniture to include wardrobes, drawer units, high level storage cupboards and dressing table.

To the second floor can be found a large versatile room that is currently used as a cinema room but could also be utilised as a bedroom, play room or home work space.

Externally to the rear of the property is an enclosed well maintained low maintenance garden which has been laid mainly to artificial lawn and a raised composite decking area.

The garage has been converted into a home bar, but could easily be transformed into a home office, gym or back into a garage if required.

Additional benefits include; uPVC double glazed windows, gas central heating, a security alarm and off street parking.

We would highly recommend an early internal viewing appointment to avoid any disappointment as properties of such quality are rarely available.

ENTRANCE

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

ENTRANCE HALL

Security alarm control panel, storage cupboard, half high decorative wall panelling, radiator, stairs leading to first floor accommodation and doors leading into cloakroom, lounge and kitchen/diner.

CLOAKROOM

White suite comprising; W.C. and wash hand basin with chrome mixer tap and tiled splash backs, radiator, high gloss porcelain floor tiles.

LOUNGE

16'6" x 9'8" (5.03m x 2.95m)

Dual aspect uPVC double glazed windows, media wall with inset contemporary electric flame effect fire, telephone point, TV aerial point, two radiators.

KITCHEN/DINER

16'6" x 9'9" (5.03m x 2.97m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap, range of cream coloured high gloss wall and base units incorporating an integral stainless steel electric oven with four ring induction hob with a stainless steel cooker hood over, tall fridge freezer, dishwasher and washing machine, square edged worksurface with up stand, cupboard housing a boiler supplying gas central heating, radiator, high gloss porcelain floor tiles, square opening leading into to kitchen extension.

KITCHEN EXTENSION

8'6" x 8'0" (2.59m x 2.44m)

uPVC double glazed French doors leading into rear garden, ceiling with recessed LED spot lights, radiator, high gloss porcelain floor tiles.

FIRST FLOOR ACCOMMODATION

LANDING

Half height decorative wall panelling, stairs leading to second floor accommodation and doors leading into all first floor bedrooms and bathroom.

MASTER BEDROOM

12'5" x 10'10" (3.78m x 3.30m)

Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, TV aerial point, radiator, opening leading into dressing area and door leading into en suite.

DRESSING AREA

8'6" x 8'0" (2.59m x 2.44m)

uPVC double glazed window to side, ceiling with recessed LED spot lights, an extensive range of fitted bespoke bedroom furniture comprising; wardrobes, drawer units, high level cupboards and dressing table, radiator.

EN SUITE

Ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle, tiled splash backs, matt black heated towel rail, porcelain floor tiles, extractor fan.

BEDROOM TWO

9'7" x 9'4" (2.92m x 2.84m)

Dual aspect uPVC double glazed windows, TV aerial point, radiator.

BEDROOM THREE

9'6" x 7'0" (2.90m x 2.13m)

uPVC double glazed window to side, telephone point, radiator.

BATHROOM

7'0" x 5'5" (2.13m x 1.65m)

Opaque uPVC double glazed window to side, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and chrome over bath shower system with monsoon shower head, hand held attachment and side splash screen, tiled splash backs, chrome heated towel rail, porcelain floor tiles.

SECOND FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to rear, ceiling with recessed LED spot lights, door leading into bedroom four.

BEDROOM FOUR

23'8" x 10'0" (max) (7.21m x 3.05m (max))

Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, half height decorative wall panelling, media wall with inset contemporary electric flame effect fire, TV aerial point, under eave storage cupboards, two radiators.

OUTSIDE

FRONT & SIDE GARDENS

Laid mainly to artificial lawn with low level laurel plant boarder, paved path leading to a covered entrance with lighting.

REAR GARDEN

Mainly laid to artificial lawn with a raised composite decking area and paved pathway, water tap, outside lighting, wooden gate providing rear pedestrian access, access into converted garage

CONVERTED GARAGE

13'8" x 9'3" (4.17m x 2.82m)

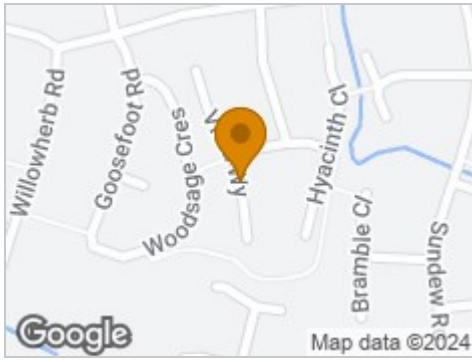
Currently used as a bar with recessed LED spot lights, half height decorative wall panelling, fixed bar area, uPVC double glazed French doors leading into the rear garden.

OFF STREET PARKING

An area laid to Tarmac positioned in front of the garage.



Road Map



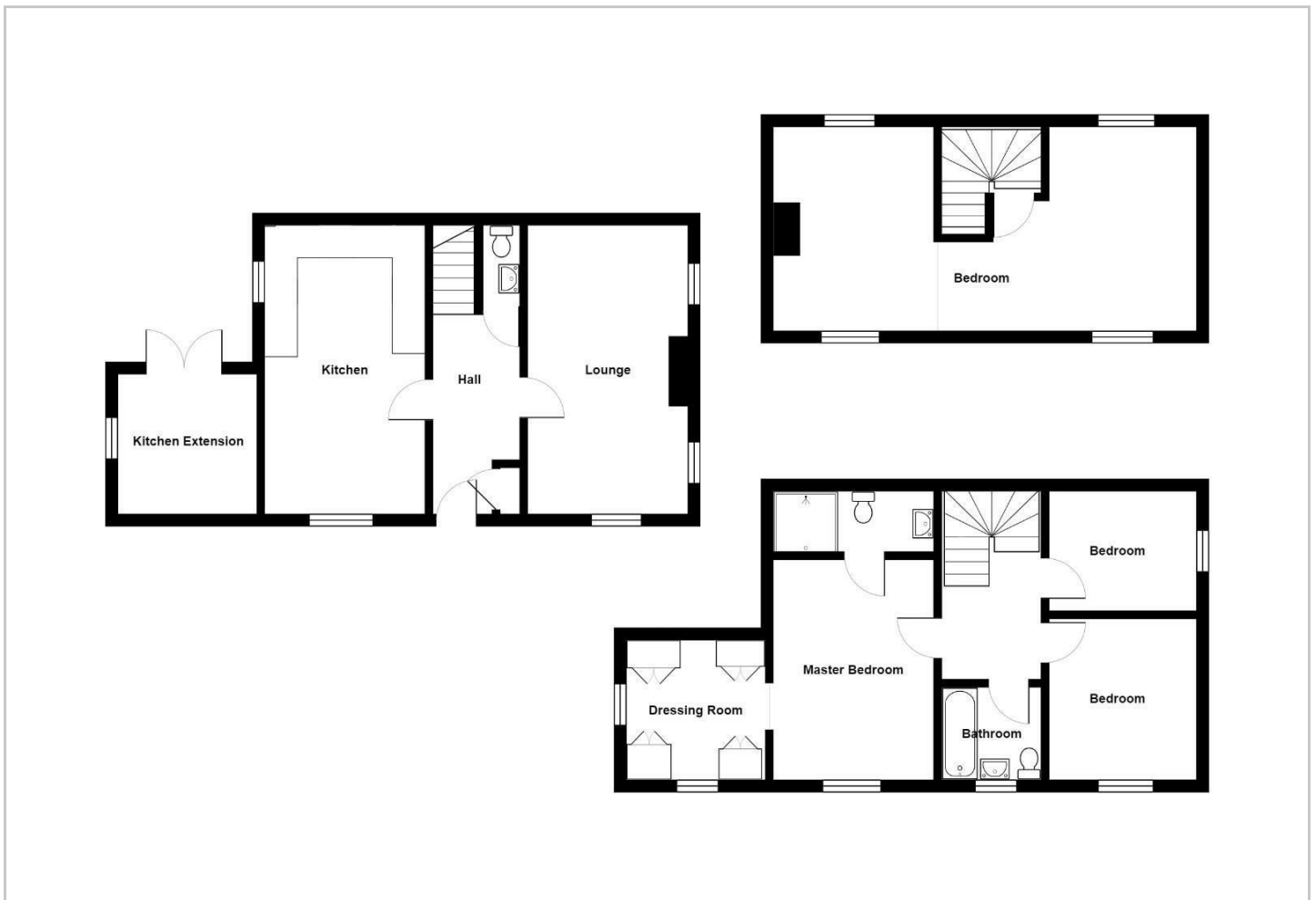
Hybrid Map



Terrain Map



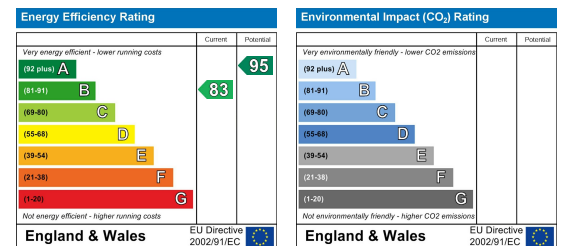
Floor Plan



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.