

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lupin Close

Lyde Green, Bristol, BS16 7GN

£425,000



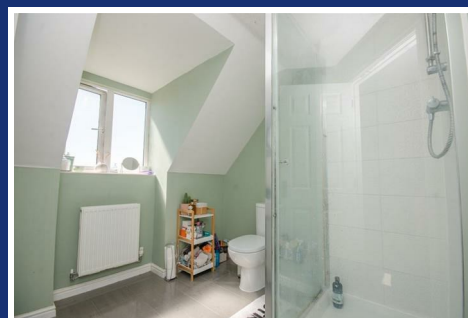
Council Tax: E



# 10 Lupin Close

Lyde Green, Bristol, BS16 7GN

£425,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this semi-detached home within the popular development of Lyde Green. 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 ideally situated for the David Lloyd Health and Leisure Club and for the amenities of Lyde Green and Emersons Green.

These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, banks, doctors surgeries, library, vets and dentists. The local Park and Ride is only a short walk away.

The property offers spacious living accommodation over 3 floors and comprises: to the ground floor: entrance hallway, cloakroom, kitchen/diner and a 16ft lounge which has French doors that lead out to the rear garden. To the first floor can be found 3 generous size bedrooms and a family bathroom. A staircase rises to the second floor which is made up of a fantastic master bedroom with en-suite.

Externally there is a good size rear garden which is laid to lawn and patio, large single garage which has power and light and driveway to front of the garage providing an off street parking space.

## ENTRANCE HALLWAY

Access via a composite opaque double glazed door, plank tiled floor, under stair storage cupboard, radiator, stairs rising to first floor, doors leading to: cloakroom, lounge and kitchen/diner.

## CLOAKROOM

Opaque UPVC double glazed window to front, pedestal wash hand basin, close coupled radiator, tiled walls and floor.

## LOUNGE

16'2" x 10'1" (4.93m x 3.07m)

UPVC double glazed window to rear, TV point, double radiator, UPVC double glazed French doors leading out to rear garden.

## KITCHEN/DINER

15'9" x 9'3" (4.80m x 2.82m)

Dual aspect UPVC double glazed windows to front and side, range of fitted cream wall and base units, laminate work top, tiled splash backs, single stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and gas hob, extractor fan hood, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, wall mounted cupboard housing boiler, plank tiled floor, radiator.

## FIRST FLOOR LANDING

Two built in cupboards, turning staircase rising to second floor, doors leading to bedroom 2,3,4 and bathroom.

## BEDROOM TWO

13'3" (max) x 9'3" (4.04m (max) x 2.82m)

UPVC double glazed window to rear, radiator, fitted mirror fronted wardrobes.

## BEDROOM THREE

12'7" (max) x 9'3" (3.84m (max) x 2.82m)

UPVC double glazed window to front, radiator, fitted mirror fronted wardrobes.

## BEDROOM FOUR

7'7" x 6'8" (2.31m x 2.03m)

UPVC double glazed window to rear, radiator.

## BATHROOM

Opaque UPVC double glazed window to front, panelled bath, pedestal wash hand basin, close coupled WC, tiled walls and floor, radiator, extractor fan.

## SECOND FLOOR ACCOMMODATION:

### MASTER BEDROOM

22'2" (max) x 13'3" (max) (6.76m (max) x 4.04m (max))

UPVC double glazed dormer window to front, Velux window to rear, double and single radiators, fitted mirror fronted wardrobes, door to eave storage, ,loft hatch, door to en-suite.

### EN-SUITE

Opaque UPVC double glazed dormer window to rear, shower enclosure housing mains controlled shower, close coupled WC, pedestal wash hand basin, part tiled walls, tiled floor, double radiator, extractor fan.

## OUTSIDE:

### REAR GARDEN

Patio leading to a good size lawn, security light, side gated access, enclosed by boundary fencing.

## FRONT GARDEN

Areas laid to lawn and bark chippings, water tap, paved pathway to entrance.

## GARAGE

21'7" x 10'7" (6.58m x 3.23m)

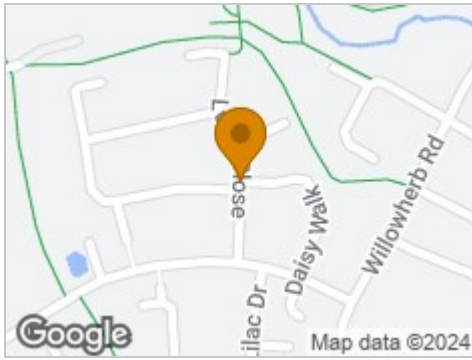
Large single garage, up and over door entry, power and light.

## DRIVEWAY

Laid to tarmac in front of garage providing off street parking space.



## Road Map



## Hybrid Map



## Terrain Map



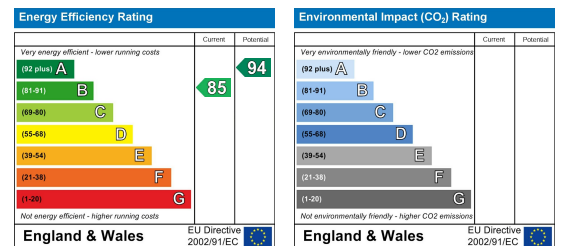
## Floor Plan



## 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.