

# HUNTERS®

HERE TO GET *you* THERE



## Willowherb Road

Lyde Green, Bristol, BS16 7GB

£435,000



Council Tax: E



# 80 Willowherb Road

Lyde Green, Bristol, BS16 7GB

£435,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this very well presented semi-detached Town House located within the sought after Lyde Green development. The property is handily placed a short walk to Lyde Green Primary school, the Park & Ride for the Metrobus service and David Lloyd fitness club. The development is also well serviced for the amenities of nearby Emersons Green with the local retail park with it's array of shops being in close walking distance.

Constructed by the builder Charles Church the property is cleverly designed to create a large amount of living space which is displayed over 3 floors. The well presented accommodation comprises to the ground floor: entrance hall, utility, cloakroom and bedroom four with bi-folds leading out to garden. To the first floor can be found a large lounge with Juliet balcony that over looks the garden and a kitchen/diner with French doors leading out to a balcony with ample seating space. A turning staircase leads to the second floor which consists of 2 double size bedrooms and a single size bedroom, master ensuite shower room and a family bathroom.

The property further benefits from having: double glazing, gas central heating, a well tended lawn rear garden with patio, good size plot front garden, side garden laid to patio, driveway providing off street parking space and a large single integral garage with electric door access.

## ENTRANCE HALLWAY

Access via a composite opaque double glazed door, UPVC double glazed window to front, double radiator, herringbone oak effect LVT floor, telephone point, doors to: garage, bedroom 4 and utility.

## CLOAKROOM

Close coupled W.C, pedestal wash hand basin, tiled

floor, halogen downlighters, tiled splash backs, double radiator, cloakroom.

## BEDROOM FOUR/FAMILY ROOM

11'8" x 11'0" (3.56m x 3.35m)

Double glazed bi-folding doors leading to rear garden, double radiator.

## UTILITY

10'11" x 5'5" (3.33m x 1.65m)

Grey high gloss base unit, single stainless steel sink bowl unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, double radiator, extractor fan, cupboard housing Glow Worm boiler, double glazed composite door leading out to rear garden.

## FIRST FLOOR ACCOOMODATION:

### LANDING

Spindled balustrade, double radiator, built in storage cupboard, stairs rising to second floor, double doors leading to lounge, door to kitchen/diner,

### LOUNGE

17'5" x 11'1" (5.31m x 3.38m)

UPVC double glazed window to rear, double radiator, UPVC double glazed French doors leading to Juliet balcony.

### KITCHEN/DINER

17'5" x 10'8" (5.31m x 3.25m)

UPVC double glazed window to front, range of Grey wall and base units with soft closing doors, granite work tops with matching upstands, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless electric double oven and gas hob, integrated dishwasher stainless steel extractor fan hood, halogen downlighters, under unit lighting, double radiator, tiled effect floor, UPVC double glazed French doors out to balcony.

## BALCONY

Laid to decking with glass balustrade, providing ample seating space.

## SECOND FLOOR ACCOMMODATION:

### LANDING

Doors leading to bedrooms and bathroom.

### MASTER BEDROOM

14'7" x 9'7" (4.45m x 2.92m)

UPVC double glazed window to front, double radiator, door to en-suite.

### EN-SUITE

Opaque UPVC double glazed window to front, pedestal wash hand basin, close coupled W.C, shower enclosure housing mains controlled system, tiled effect floor, part tiled walls, halogen downlighters, extractor fan.

### BEDROOM TWO

11'1" x 10'1" (max) (3.38m x 3.07m (max))

UPVC double glazed window to rear, loft hatch, double radiator.

### BEDROOM THREE

9'1" x 7'1" (2.77m x 2.16m)

UPVC double glazed window to rear, double radiator.

## BATHROOM

Twin gripped bath with tap/shower mixer attachment over, pedestal wash hand basin, close coupled W.C, part tiled walls, double radiator, halogen downlighters, extractor fan.

## OUTSIDE:

### REAR GARDEN

Indian Sanstone patio leading to a well tended lawn, well stocked plant and shrub borders, outside light, water tap, enclosed by boundary fencing.

### SIDE GARDEN

Laid to patio slabs and stone chippings, gated access to front garden.

### FRONT GARDEN

Larger than average plot, laid to lawn with plant and shrub borders, pathway to entrance.

## DRIVEWAY

Laid to tarmac providing off street parking space, leading to garage.

## GARAGE

Large single integrated garage, electric up and over door, power and light.



## Road Map



## Hybrid Map



## Terrain Map



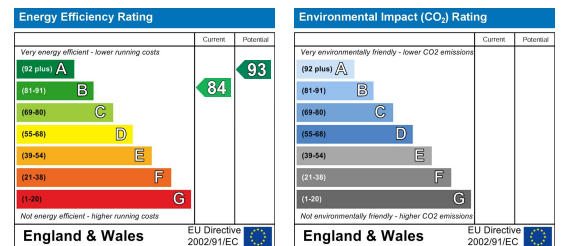
## Floor Plan



## 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.