

HUNTERS[®]

HERE TO GET *you* THERE



Jenner Boulevard

Lyde Green, Bristol, BS16 7HX

£385,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented and extended semi-detached property which has accommodation displayed over three storeys and is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. The property is also ideally situated for the amenities of Emersons Green and the David Lloyd Health and Leisure Club. as well as being positioned within easy walking distance of Lyde Green Primary School.

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

The accommodation comprises to the ground floor; entrance hall, a generous sized lounge, cloakroom and a large kitchen/diner. The kitchen/diner has been extended into the back half of the garage to help create a wonderful social zone for the family to enjoy in the very heart of the property. The kitchen has a central island with granite work surface and is fitted with an extensive range of modern grey coloured Shaker style wall and base units. The kitchen also has the benefit of integral appliances which include a Zanussi double electric oven with a five ring gas hob, washing machine and dishwasher and has two sets of uPVC double glazed French doors leading into the rear garden.

To the first floor there is a family bathroom and two bedrooms. The master bedroom occupies the second floor and has an en suite.

Externally to the rear the property has a good sized garden which is mainly laid to paved patio, lawn and wooden decking.

Additional benefits include uPVC double glazed windows, gas central heating, a garage for storage only and a driveway to the front of the property

providing one off street parking space.

We would highly recommend an early internal viewing appointment to fully appreciate all that this super property has to offer.

ENTRANCE

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

ENTRANCE HALL

Radiator, door leading into lounge.

LOUNGE

14'8" x 11'7" (4.47m x 3.53m)

uPVC double glazed window to front, under stairs storage cupboard, TV aerial point, radiator, laminate flooring, door leading into inner hall.

INNER HALL

Laminate flooring, stairs leading to first floor accommodation and doors leading into cloakroom and kitchen/diner.

CLOAKROOM

White suite comprising; W.C. wash hand basin with tiled splash backs, half tiled walls, extractor fan.

KITCHEN/DINER

22'5" 11'8" (widest point) (6.83m 3.56m (widest point))

uPVC double glazed window to rear, ceiling with recessed LED spot lights, an extensive range of fitted grey coloured Shaker style wall and base units with soft close doors and drawers, central island with a Belfast sink inset into a granite work surface and breakfast bar with a professional hose, integral appliances to include Zanussi stainless steel double electric oven with five ring gas hob with extractor fan over, washing machine and dishwasher, space for an American style fridge freezer, tiled splash backs, black designer radiator, laminate flooring, two sets of uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, doors leading into bedrooms and bathroom.

BEDROOM TWO

11'8" x 10'8" (3.56m x 3.25m)

Two uPVC double glazed windows to front, radiator.

BEDROOM THREE

11'7" x 8'8" (3.53m x 2.64m)

uPVC double glazed window to rear, radiator.

BATHROOM

7'9" x 5'6" (2.36m x 1.68m)

White suite comprising; W.C. wash hand basin and panelled bath, tiled splash backs, radiator, extractor fan.

SECOND FLOOR ACCOMMODATION

LANDING

Storage cupboard, door leading into bedroom one.

BEDROOM ONE

16'5" (widest point) x 8'4" (5.00m (widest point) x 2.54m)

uPVC double glazed window to front, loft access, radiator, door leading into en suite.

EN SUITE

11'2" x 4'9" (3.40m x 1.45m)

Velux window to rear, white suite comprising; W.C. wash hand basin and shower cubicle with a chrome shower system, tiled splash backs.

GARAGE

For storage only, metal up and over door, boiler supplying gas central heating and domestic hot water.

OUTSIDE

FRONT

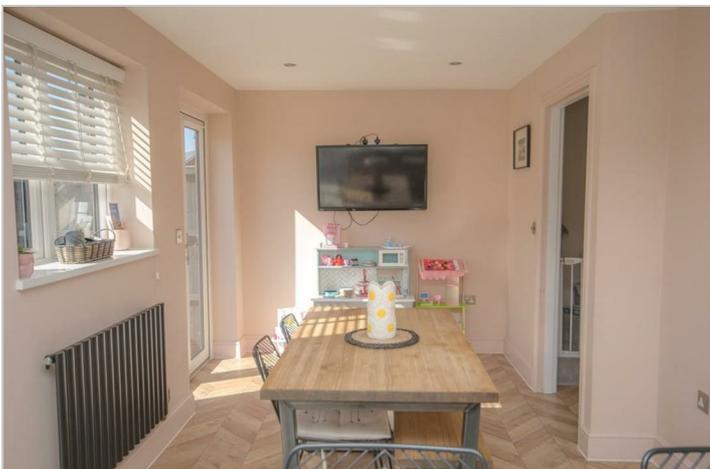
A small area laid to pebbles with a path leading to the main entrance with outside lighting.

OFF STREET PARKING

An area laid to Tarmacadam in front of the garage providing one off street parking space.

REAR GARDEN

Paved patio leading onto an area which is laid mainly to lawn with a wooden decking situated to the rear, timber framed garden shed, water tap, outside lighting, wooden gate providing side pedestrian access, garden surrounded by wooden fencing.



Road Map



Hybrid Map



Terrain Map



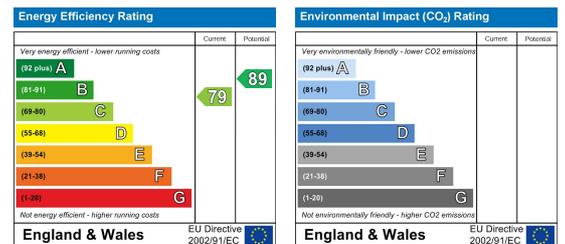
Floor Plan



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.