

# HUNTERS®

HERE TO GET *you* THERE



## Narcissus Way

Lyde Green, Bristol, BS16 7QH

£410,000



Council Tax:



# 67 Narcissus Way

Lyde Green, Bristol, BS16 7QH

£410,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this well presented detached property which occupies a cul-de-sac position 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 excellent transport links and is located within easy walking distance for the Lyde Green Community School which is due to open in September 2026.

The spacious accommodation comprises to the ground floor; entrance hall, a full length living room with uPVC double glazed French doors which lead into the rear garden and a full length kitchen/diner with an integral oven & hob. There is also a utility room and ground floor cloakroom.

To the first floor there is a bathroom and three well proportioned bedrooms. The master bedroom has the benefit of having an en suite.

Externally to the rear of the property is a generous sized garden which has a large paved patio which leads onto an area which is laid mainly to lawn.

To the side of the property there is a driveway providing off street parking spaces.

Additional benefits include; gas central heating and uPVC double glazed windows.

An internal viewing appointment is highly recommended.

## ENTRANCE

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

## ENTRANCE HALL

Storage cupboard, radiator, Karndean flooring, stairs leading to first floor accommodation, doors leading into living room and kitchen/diner.

## LIVING ROOM

18'5" x 10'3" (5.61m x 3.12m)

uPVC double glazed window to front, TV aerial point, Karndean flooring, uPVC double glazed French doors leading into rear garden.

## KITCHEN/DINER

18'5" x 9'11" (5.61m x 3.02m)

Dual aspect uPVC double glazed windows, one and a half bowl sink drainer with chrome mixer tap, range of fitted white wall and base units incorporating an integral dishwasher and a stainless steel electric oven with four ring gas hob with stainless steel extractor fan over, space for a tall fridge freezer, square edged worksurface with upstand, two radiators, Karndean flooring, door leading into utility room.

## UTILITY ROOM

6'0" x 5'4" (1.83m x 1.63m)

Boiler supplying gas central heating, square edged worksurface, plumbing for washing machine, space for tumble dryer, radiator, Karndean flooring, half glazed composite door leading into rear garden and door leading into cloakroom.

## CLOAKROOM

5'3" x 4'2" (1.60m x 1.27m)

White suite comprising; W.C. and wash hand basin with chrome mixer tap, under stairs storage cupboard, half feature wood wall panelling, radiator.

## FIRST FLOOR ACCOMMODATION

## LANDING

uPVC double glazed window to rear, doors leading into all first floor rooms.



### BEDROOM ONE

12'5" x 10'2" (3.78m x 3.10m)

uPVC double glazed window to front, over stairs storage cupboard, radiator, door leading into en suite.

### EN SUITE

5'11" x 5'4" (1.80m x 1.63m)

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with chrome shower system, radiator, extractor fan.

### BEDROOM TWO

12'5" x 11'9" (3.79 x 3.59)

uPVC double glazed window to front, radiator.

### BEDROOM THREE

9'1" x 8'4" (2.77m x 2.54m)

uPVC double glazed window to rear, loft access, radiator.

### BATHROOM

6'0" x 6'5" (1.83m x 1.96m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with

chrome mixer tap and panelled bath with chrome mixer and chrome over bath shower system, mostly tiled walls, radiator.

### OUTSIDE

#### FRONT

Tarmacadam driveway providing off street parking spaces. Herbaceous borders, covered entrance with outside lighting.

#### REAR GARDEN

Large paved patio leading to an area which is laid mainly to lawn with raised sleeper borders displaying small trees and shrubs, water tap, wooden gate providing side access, timber framed garden shed, garden surrounded by a boundary wall and wooden fencing.



Road Map



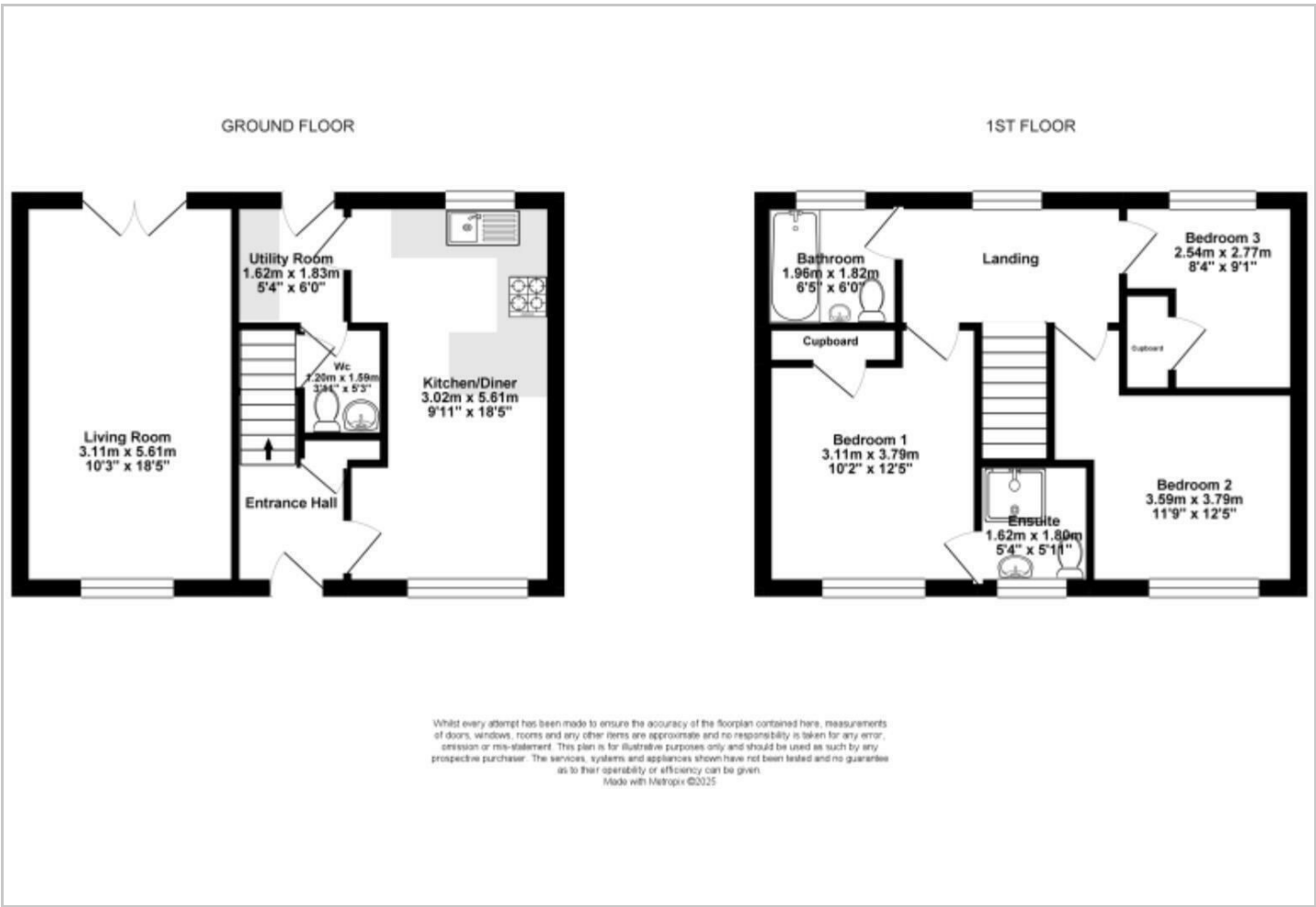
Hybrid Map



Terrain Map



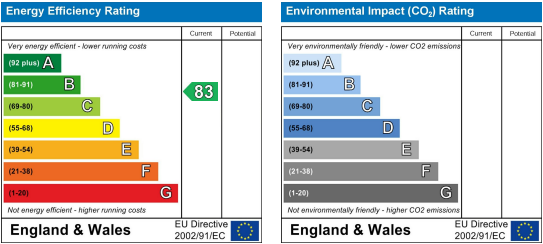
Floor Plan



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.