

HUNTERS[®]

HERE TO GET *you* THERE



Sundew Road

Lyde Green, Bristol, BS16 7NP

£300,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this modern built semi-detached house situated in the popular development of Lyde Green.

This property is conveniently located for access onto the Avon ring road, for major commuting routes, for the Bristol cycle path and the Metro bus service. The David Lloyd Health and Fitness Club and the amenities of Emersons Green are also only a short distance away.

In our opinion, this property would ideally suit a first time purchaser, investor or those seeking an easier to manage environment.

The property is immaculately presented throughout and comprises to the ground floor; entrance hall, cloakroom, utility cupboard, a fantastic 21ft open plan living area which provides a lounge/dining space with French doors leading out to rear garden and a modern fitted kitchen with built in oven & hob and a integrated fridge freezer and dishwasher. To the first floor there are 2 double sized bedrooms and a modern bathroom.

Externally the property has a landscaped rear garden laid to artificial lawn and allocated off street parking to front of property, along with a visitors parking space. An internal viewing appointment is recommended.

ENTRANCE HALL

Tiled floor, door to cloakroom, double door access to utility cupboard, door to living area.

CLOAKROOM

Opaque UPVC double glazed window to front, radiator, pedestal wash hand basin, close coupled W.C, tiled floor, radiator, extractor fan.

UTILITY CUPBOARD

Laminate work top, cupboard housing electric meter and fuse box, space for washing machine, wall mounted Ideal combination boiler.

OPEN PLAN LIVING AREA

21'4" x 13'0" (6.50m x 3.96m)

KITCHEN AREA

Range of modern high gloss wall and base units, laminate work top incorporating 1 1/2 stainless steel sink bowl unit with mixer spray tap, under unit lighting, built in stainless steel electric oven and gas hob, extractor fan hood, tiled splash backs, integrated fridge freezer and dishwasher, wood effect Karndean floor, built in shelving to back of base unit.

LOUNGE/DINING AREA

LED downlighters, double radiator, feature wood panelled wall, wood effect Karndean flooring, UPVC double glazed French doors with matching side window panels leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, radiator, doors leading to:

BEDROOM ONE

13'1" x 10'3" (3.99m x 3.12m)

UPVC double glazed window to rear, radiator, feature wood panelled wall.

BEDROOM TWO

13'1" x 8'3" (3.99m x 2.51m)

Two UPVC double glazed windows to front, radiator.

BATHROOM

White suite comprising: panelled bath with tap/shower mixer attachment over, close coupled W.C, pedestal wash hand basin, tiled floor, part tiled walls.

OUTSIDE:

REAR GARDEN

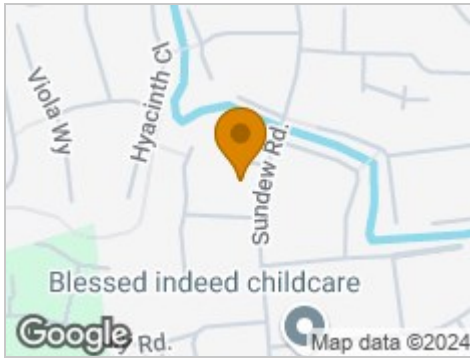
Landscaped garden laid to artificial lawn with 2 patio areas, patio slabbed pathway, raised plant/shrub border, security light, water tap, timber framed shed, double power socket to side of shed, side gated access, enclosed by boundary fencing.

FRONT OF PROPERTY

Shrub borders, patio slabbed pathway to entrance. Allocated parking space laid to brick paving and a visitors parking space.



Road Map



Hybrid Map



Terrain Map



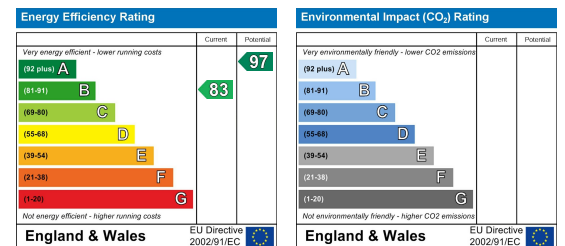
Floor Plan



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.