

HUNTERS[®]

HERE TO GET *you* THERE



Snapdragon Way

Lyde Green, Bristol, BS16 7PD

£389,995



Council Tax: D



17 Snapdragon Way

Lyde Green, Bristol, BS16 7PD

£389,995



DESCRIPTION

A stunning Taylor Wimpey Homes built semi-detached home offering a quiet position on the Lyde Green development adjacent to mature woodland and within easy reach of all amenities. The beautifully presented light and airy living accommodation which comprises to the ground floor: entrance hall, cloakroom, lounge and a modern shaker style fitted kitchen/diner with integrated appliances and French doors leading out to garden. To the first floor can be found 3 generous size bedrooms (master en-suite) and a family bathroom.

The property further benefits from having the remainder of it's 10 year house warranty, double glazing and gas central heating, stylish oak effect Karndean flooring to the ground floor and smart wood fitted shutters to front aspect windows, a low maintenance landscaped garden, driveway providing off street parking and large 20ft garage.

The development currently has it's own Primary school and soon to open Secondary school and has several local parks and a nature reserve. David Lloyd Health Club is a short walk away which offers a fantastic range of Leisure facilities for families. There are excellent transport links with easy access in out of Bristol via The Avon Ring Road and Bristol Cycle Path, Metro Bus service and having The Park and Ride within the development. The neighbouring area of Emersons Green is a short distance away which provides access to a retail shopping centre and several pubs and restaurants.

ENTRANCE

Composite opaque double glazed front door with canopy.

ENTRANCE HALLWAY

Karndean oak effect flooring, built in cupboard housing fuse box, radiator, stairs rising to first floor, door leading to lounge.

LOUNGE

13'11" x 11'10" (4.24m x 3.61m)

UPVC double glazed window to front with fitted wood shutters, double radiator, oak effect Karndean flooring, TV point, door to inner hall.

INNER HALL

Built in storage cupboard, oak effect Karndean flooring, TV point, door to cloakroom, opening through to kitchen/diner.

CLOAKROOM

Close coupled WC, pedestal wash hand basin, tiled floor, tiled splash backs, extractor fan, radiator.

KITCHEN/DINER

15'6" x 9'5" (4.72m x 2.87m)

UPVC double glazed window to rear, modern shaker style kitchen with stylish matt grey wall and bas units, oak effect laminate work tops, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel electric double oven and gas hob, stainless steel extractor fan hood, integrated fridge freezer, integrated washing machine and dishwasher, pull out larder cupboard, LED downlighters, under unit lighting, feature LED spotlights to plinths, oak effect karndean flooring, UPVC double glazed French doors leading out to garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, radiator, doors to bedrooms and bathroom.

BEDROOM ONE

12'3" 11'2" (max) (3.73m 3.40m (max))

UPVC double glazed window to front with fitted wood shutters, radiator, TV point, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to front with fitted wood shutters, corner glass shower enclosure with aqua board splash back and housing an electric shower system, close coupled WC, pedestal wash hand basin, tiled splash backs, extractor fan hood, radiator.

BEDROOM TWO

8'8" x 10'7" (2.64m x 3.23m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

6'7" x 11'9" (2.01m x 3.58m)

UPVC double glazed window to rear, radiator, oak effect laminate flooring.

BATHROOM

Modern white suite comprising: panelled bath with mains controlled shower system over with drench head, glass folding shower screen, close coupled WC, pedestal wash hand basin, tiled flooring, chrome heated towel radiator, extractor fan, part tiled walls.

OUTSIDE:

REAR GARDEN

Landscaped garden which is mainly laid to lawn with

seating areas laid to patio and decking, raised wood sleeper borders well stocked with an array of plants and shrubs, outside light, water tap, stone chippings borders, side gated access, enclosed by boundary fencing.

FRONT GARDEN

Area laid to lawn, plant/shrub borders, paved pathway to entrance.

DRIVEWAY

Laid to brick paving providing off street parking space.

GARAGE

20'8" x 10'3" (6.30m x 3.12m)

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



Road Map



Hybrid Map



Terrain Map



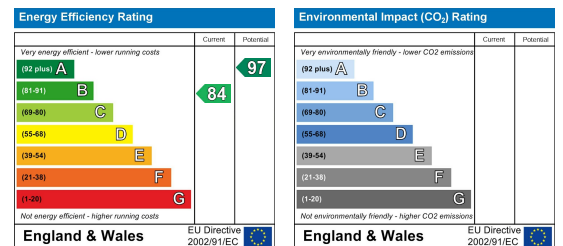
Floor Plan



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.