

# HUNTERS<sup>®</sup>

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## Burdock Road

Lyde Green, Bristol, BS16 7NR

£400,000



Council Tax: D



# 37 Burdock Road

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£400,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this impressive modern (2022) Persimmon Homes built detached home offering a quiet position within the highly desirable family-friendly Lyde Green development.

The spacious living accommodation comprises to the ground floor: entrance hallway, cloakroom, lounge, kitchen/diner with breakfast bar and French doors that lead out to rear garden and a utility room.

Upstairs, you will find three well-proportioned bedrooms, a stylish family bathroom and en-suite to the master bedroom.

Externally the property benefits from a well tended garden laid to lawn with composite decking providing ample seating space and a driveway to front providing off street parking.

Lyde Green ample green spaces including several children play parks, there is plenty of local amenities to include: a community centre with coffee shop, primary school and the construction shortly of a new secondary school. David Lloyd Health club, Park and Ride, Sainsburys local and a new Italian restaurant is a short walk away. There is also easy access to the neighbouring development of Emersons Green with it's retail Park offering a variety of shops, coffee shops and restaurants. The area is well-connected making commuting straight forward, there is easy access onto The Ring Road and motorways networks and access to Bristol City centre whilst having direct access onto the Bristol-Bath Cycle Pathway.

## ENTRANCE HALLWAY

Access via a composite opaque double glazed door, UPVC double glazed window to side, double

radiator, wood effect LVT flooring, built in under stair storage cupboard, doors leading to: cloakroom, lounge and kitchen/diner.

## CLOAKROOM

Close coupled W.C, pedestal wash hand basin, wood effect LVT flooring, radiator, tiled splash backs, extractor fan.

## LOUNGE

13'0" x 12'2" (3.96m x 3.71m)

UPVC double glazed window to front, radiator, LED downlighters, TV point.

## KITCHEN/DINER

18'3" x 9'4" (5.56m x 2.84m)

UPVC double glazed window to rear, UPVC double glazed French doors leading out to rear garden, range of Matt Grey wall and base units, laminate work top with matching breakfast bar, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and ceramic hob, stainless steel splash back, stainless steel extractor fan hood, space for fridge freezer, wood effect LVT flooring, space for dishwasher, door to utility.

## UTILITY

6'5" x 5'3" (1.96m x 1.60m)

Composite door leading out to side of property, base unit with laminate work top, space for washing machine and tumble dryer, radiator, extractor fan, wall mounted Ideal boiler, wood effect LVT flooring.

## FIRST FLOOR ACCOMMODATION:

## LANDING

UPVC double glazed window to side, built in storage cupboard, loft hatch, doors leading to bedrooms and bathroom.

Tel: 0117 956 1234

## BEDROOM ONE

13'0" (max) x 10'8" (3.96m (max) x 3.25m)  
UPVC double glazed window to front, radiator, door to en-suite.

## EN-SUITE

Opaque UPVC double glazed window to front, suite comprising: close coupled W.C, pedestal wash hand basin, shower enclosure housing a Mira mains controlled shower system, part tiled walls, radiator, part tiled walls, wood effect laminate flooring, LED downlighters.

## BEDROOM TWO

9'8" x 9'8" (2.95m x 2.95m)  
UPVC double glazed window to rear, radiator.

## BEDROOM THREE

9'8" x 8'4" (2.95m x 2.54m)  
UPVC double glazed window to rear, radiator.

## BATHROOM

Opaque UPVC double glazed window to side, suite comprising: panelled bath, glass shower screen, mixer tap with shower attachment over, pedestal wash hand basin, close coupled W.C, wood effect LVT flooring, tiled walls, extractor fan, LED downlighters, radiator.

## OUTSIDE:

### REAR GARDEN

Composite decking providing ample seating space leading to lawn, patio slabbed pathway to side, water tap, double power socket to side, security light, side access to both sides, enclosed by boundary wall and fence.

### FRONT GARDEN

Laid to lawn.

### DRIVEWAY

Driveway providing off street parking space with 7kw electric vehicle charging point.



## Road Map



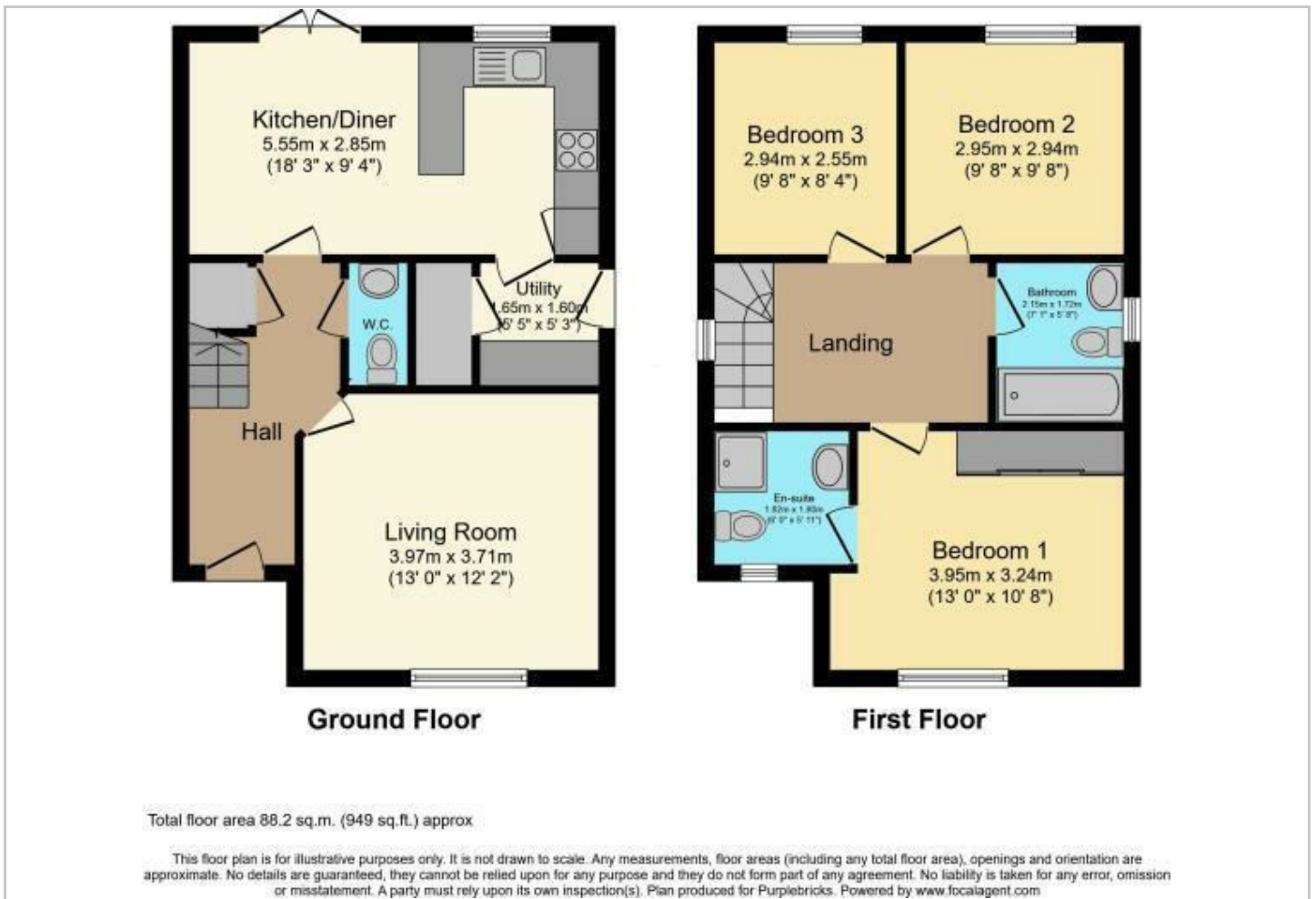
## Hybrid Map



## Terrain Map



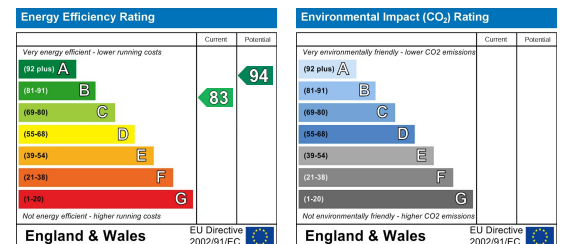
## Floor Plan



## 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.