HUNTERS®

HERE TO GET *you* THERE

Hyacinth Close

Lyde Green, Bristol, BS16 7LN

£575,000

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Council Tax:

6 Hyacinth Close

Lyde Green, Bristol, BS16 7LN

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with NO ONWARD CHAIN this well presented Taylor Wimpey constructed detached family home which occupies a pleasant secluded location in the popular development of Lyde Green.

The property is conveniently situated for access onto the Avon ring road, for excellent transport links into the city centre and for the Bristol cycle path, as well as being within a short distance of the David Lloyd Health and Leisure Club, Abbeywood Business Park, the amenities of Emersons Green and the brand new Lyde Green Primary and Secondary School which is opening in September 2026.

The amenities of Emersons Green include a variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgery and dental practice.

The spacious accommodation comprises to the ground floor; entrance hall, utility room/cloakroom, study, lounge, separate dining room and kitchen. The lounge and dining room both have uPVC double glazed French doors leading into the rear garden and the kitchen is fitted with an extensive range of white high gloss fitted wall and base units which incorporate an integral double oven and hob, tall fridge freezer and dishwasherr.

To the first floor there is a family bathroom with an over bath shower system and four double bedrooms. The master bedroom is fitted with a good selection of wardrobes and has an en suite.

Externally to the rear there is a westerly facing garden which is mainly laid to lawn with well maintained herbaceous borders, paved patio and raised wooden decking.

To the front of the property there is a double garage with twin metal up and over doors, overhead storage and power and light and an area in front laid to block paving providing tw off street parking spaces.

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

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

The sellers have advised that the property is freehold and there is an annual development charge of £240.00 to contribute to the upkeep of the communal areas. This information will be confirmed by the solicitors during the legal process.

ENTRANCE

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

ENTRANCE HALL

Security alarm control panel, under stairs storage cupboard, radiator, tiled floor, stairs leading to first floor accommodation and doors leading into utility/cloakroom, study, lounge and kitchen.

UTILITY/CLOAKROOM

8'8" x 5'3" (2.64m x 1.60m)

White suite comprising W.C. and wash hand basin with tiled splash backs, range of fitted white high gloss base units with a square edged worksurface over, plumbing for washing machine, extractor fan, tiled floor.

STUDY

10'0" x 8'8" (3.05m x 2.64m)

uPVC double glazed window to front, radiator.

LOUNGE

15'6" x 12'9" (4.72m x 3.89m)

uPVC double glazed French doors with matching side panels leading into the rear garden, TV aerial point, radiator, door leading into dining room.

DINING ROOM

12'9" x 10'7" (3.89m x 3.23m)

uPVC double glazed French doors with matching side panels leading into rear garden, radiator, glass panelled double doors leading into kitchen.

KITCHEN

15'8" x 10'9" (4.78m x 3.28m)

uPVC double glazed window to front, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, extensive range of fitted white high gloss wall and base units with soft close doors and drawers

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incorporating an integral stainless steel electric double oven with four ring gas hob with a stainless steel cooker hood over, tall fridge freezer and dishwasher, cupboard housing a boiler supplying gas central heating, radiator, tiled floor.

FIRST FLOOR ACCOOMODATION

LANDING
Loft access, airing cupboard, doors leading into all bedrooms and bathroom.

BEDROOM ONE
11'10" x 8'8" (3.61m x 2.64m)
(Measured to wardrobes, excludes recess and walkway), Two uPVC double glazed windows to front, an extensive range of fitted bedroom furniture to include wardrobes with hanging rails and shelving and chest of drawers, radiator, door leading into en suite.

EN SUITE
White suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with chrome shower system, chrome heated towel rail, shaver point, tiled splash backs, extractor fan.

BEDROOM TWO
13'1" x 10'11" (3.99m x 3.33m)
uPVC double glazed window to front, radiator.

BEDROOM THREE
13'6" x 11'0" (4.11m x 3.35m)
(Measured to fitted bedroom furniture), uPVC double glazed window to rear, fitted bedroom furniture to include shelving, hanging rails and drawer unit, radiator.

BEDROOM FOUR
12'6" x 8'3" (3.81m x 2.51m)
uPVC double glazed window to rear, radiator,

BATHROOM
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 tap, chrome over bath shower and side splash screen, radiator, tiled floor.

OUTSIDE

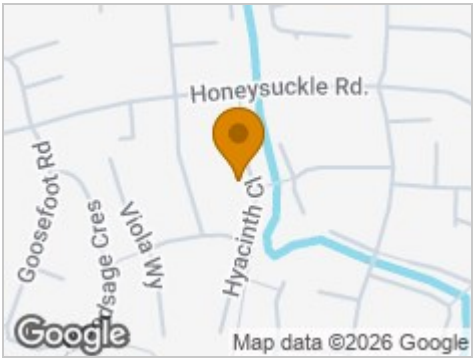
FRONT
Small area of lawn with herbaceous borders, paved path to main entrance.

GARAGE
20'1" x 20'11" (6.12m x 6.38m)
Two metal up and over doors, power and light, storage above.

OFF STREET PARKING
An area located in front of the garage laid to block paving providing two off street parking spaces.

REAR GARDEN
Mainly laid to lawn, paved patio and raised wooden decking, established herbaceous borders displaying a variety of small trees and shrubs, water tap, recessed area timber framed garden shed, garden surrounded by wooden fencing, wooden gate providing side pedestrian access.

Road Map



Hybrid Map

Terrain Map

Floor Plan

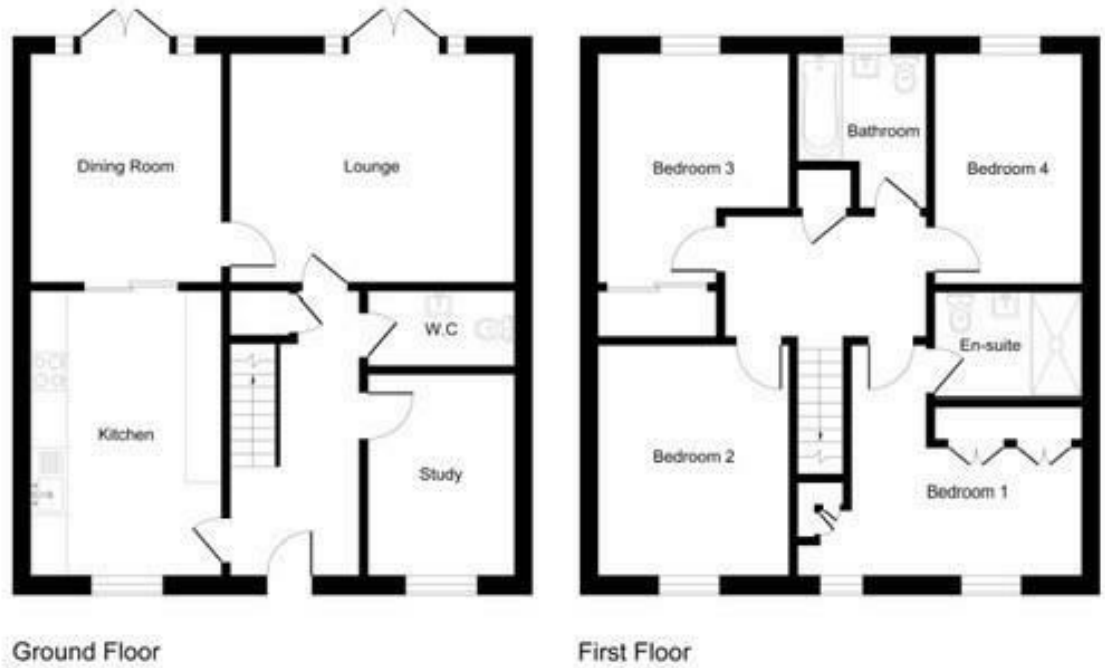
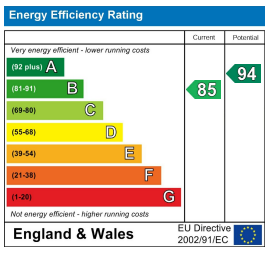


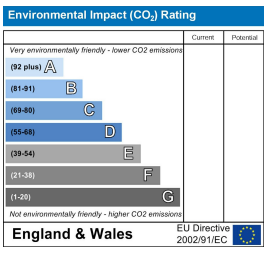
Illustration for identification purposes only, measurements are approximate, not to scale.

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.

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