

HUNTERS®

HERE TO GET *you* THERE



Newlands Lane

Lyde Green, Bristol, BS16 7GE

£400,000



Council Tax: E



35 Newlands Lane

Lyde Green, Bristol, BS16 7GE

£400,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this semi-detached town-house which occupies a no through road corner plot position in the popular area of Lyde Green.

The property is conveniently situated for excellent transport links, amenities and for access onto the Avon ring road and for motorway connections.

The well presented, versatile and spacious accommodation is displayed over three floors and comprises to the ground floor; entrance hall, cloakroom and kitchen/diner. The kitchen is fitted with an extensive range of white high gloss units which incorporate integral appliances to include; a double oven with four ring hob, washing machine, dishwasher and fridge. uPVC double glazed French doors lead into the private rear garden.

To the first floor there is a living room with uPVC double glazed French doors with Juliet balcony overlooking the rear garden a study and a bedroom.

To the second floor there are three additional bedrooms and a bathroom with an over bath shower system. The master bedroom is fitted with an extensive range of fitted furniture and benefits from an en suite.

To the rear of the property there is a low maintenance garden which is mainly laid to paved patio and artificial lawn.

To the front of the property is an area laid to Tarmac providing two off street parking spaces and a single sized integral garage with power and light.

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

An internal viewing appointment is highly recommended.

ENTRANCE

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

ENTRANCE HALL

Under stairs storage cupboard, radiator, tiled floor, stairs

leading to first floor accommodation and doors leading into cloakroom and kitchen.

CLOAKROOM

6'8" x 2'11" (2.03m x 0.89m)

Opaque uPVC double glazed window to front, white coloured suite comprising; W.C. and wash hand basin, half tiled walls, radiator, tiled floor.

KITCHEN

17'3" x 9'6" (5.26m x 2.90m)

Dual aspect uPVC double glazed windows, stainless steel one and a half bowl sink drainer with chrome mixer tap and splash backs, range of fitted white high gloss wall and base units incorporating an integral stainless steel electric double oven with four ring ceramic hob with extractor fan over, dishwasher, washing machine and under counter fridge, space for a tall fridge freezer, cupboard housing a boiler supplying gas central heating, radiator, tiled floor, uPVC double glazed French doors leading into the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, stairs leading to second floor and doors leading into all first floor rooms.

LIVING ROOM

17'2" x 15'7" (5.23m x 4.75m)

uPVC double glazed window to rear, TV aerial point, two radiators, uPVC double glazed French doors with Juliet balcony overlooking rear garden.

BEDROOM

13'10" x 9'11" (4.22m x 3.02m)

uPVC double glazed French doors with Juliet balcony to front, radiator, laminate floor.

STUDY

7'0" x 6'9" (2.13m x 2.06m)

uPVC double glazed window to front, radiator.

Tel: 0117 956 1234

SECOND FLOOR ACCOMMODATION

LANDING

Loft access, storage cupboard, doors leading into bedrooms and bathroom.

BEDROOM

13'1" x 10'0" (3.99m x 3.05m)

uPVC double glazed window to rear. range of fitted bedroom furniture to include wardrobes, over head storage cupboards, bedside cabinets and drawer units, radiator, door leading into en suite.

EN SUITE

6'5" x 4'10" (1.96m x 1.47m)

Ceiling with recessed LED spotlights, white suite comprising; W.C. wash hand basin and shower cubicle with a chrome shower system, tiled splash backs, shaver point, radiator.

BEDROOM

11'3" x 9'11" (3.43m x 3.02m)

uPVC double glazed window to front, radiator.

BEDROOM

11'10" x 7'0" (3.61m x 2.13m)

uPVC double glazed window to rear, radiator.

BATHROOM

6'11" x 6'7" (2.11m x 2.01m)

Opaque uPVC double glazed window to front, ceiling with recessed LED spotlights, white suite comprising; W.C. wash hand basin and panelled bath with a MIRA over bath shower system with side splash screen, tiled splash backs, radiator.

OUTSIDE

FRONT & SIDE

Mainly laid to lawn with established trees and shrubs, outside power points, outside lighting, paved path leading to a covered main entrance and wooden gate leading into rear garden.

OFF STREET PARKING

An area in front of the garage laid to Tarmac providing off street parking for two cars.

GARAGE

19'9" x 9'8" (6.02m x 2.95m)

Metal up and over door, power and light.

REAR GARDEN

Paved patio leading leading to an area which is laid to artificial lawn with flower and shrub borders, outside tap, outside lighting, garden surrounded by a boundary wall and wooden fencing.



Road Map



Hybrid Map



Terrain Map



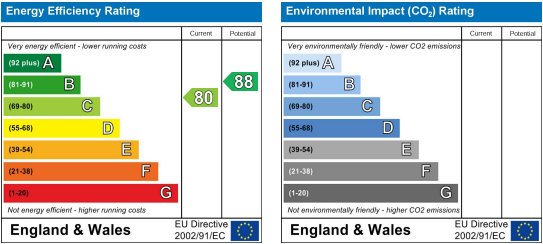
Floor Plan



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.