

# HUNTERS®

HERE TO GET *you* THERE



## Bluebell Way

Lyde Green, Bristol, BS16 7HY

£395,000



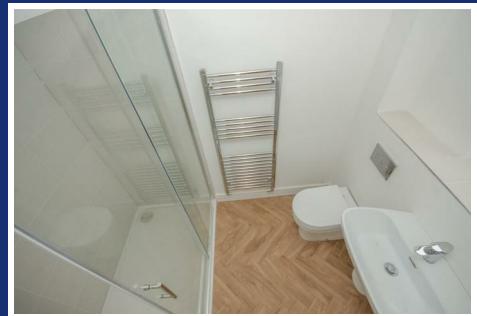
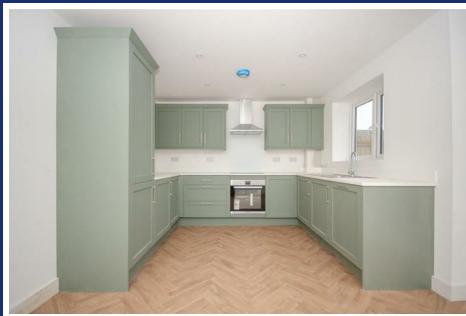
Council Tax: C



# 8 Bluebell Way

## Lyde Green, Bristol, BS16 7HY

£395,000



### DESCRIPTION

This brand-new, three-bedroom semi-detached home offers the perfect blend of modern living and convenience. Nestled within the desirable Lyde Green development, this property boasts excellent transport links and proximity to local amenities, as well as being in easy reach of the vibrant Emerson Green neighbourhood.

**Ground Floor:** A welcoming entrance hallway leads to a dual aspect 17ft lounge, kitchen/diner and convenient downstairs cloakroom. The impressive kitchen benefits from having contemporary units and integrated appliances, with French doors that lead out to the garden.

**First Floor:** Upstairs, you'll find two double bedrooms and a generous sized single sized bedroom, master bedroom with en-suite and a modern bathroom with an over-bath shower.

Additional features include UPVC double glazed windows, gas central heating from a combination boiler, energy-efficient solar panels, LVT to ground floor and a good sized lawn rear garden with sandstone patio, detached garage and driveway providing off street parking space.

### SHOPPING & EVERYDAY ESSENTIALS

Lyde Green local centre features a variety of shops, including a supermarket, cafes and restaurant whilst having the larger retail options just minutes away at the Emersons Green Retail Park, offering high-street brands, supermarkets, restaurants and leisure facilities.

### EDUCATION

Families are well catered for with the highly regarded primary and secondary schools nearby, including Lyde Green Primary school, soon to be open Lyde Green secondary school and Mangotsfield school. Several nurseries and childcare options also serve the area.

providing excellent choices for younger children.

### TRANSPORT LINKS

Lyde Green benefits from exceptional transport connections. Situated with easy access on to The Ring Road and close to the M4 and M5 motorways, residents enjoy easy access to both Bristol and Bath. The Metrobus service offers direct and reliable links into Bristol City centre, while Bristol Parkway station is just a short drive away and provides high-speed rail services to London.

### LEISURE & GREEN SPACES

Beautifully landscaped parks, open green spaces and children's play areas are dotted throughout the development, ideal for family walks and outdoor activities, David Lloyd Health club is located within the development which offers a premium fitness and leisure experience for all ages with it's fully equipped gym, classes, swimming pools, tennis and Padel courts.

### ENTRANCE HALLWAY

Access via a double glazed composite door, cupboard housing fuse box, oak effect LVT flooring, oak doors leading to: lounge, kitchen/diner and cloakroom.

### CLOAKROOM

Close coupled W.C, vanity unit with wash hand basin inset, oak effect LVT flooring, chrome heated towel radiator.

### LOUNGE

17'1" x 16'3" (5.21m x 4.95m)

Dual aspect UPVC double glazed windows to front and side, double and single radiators, under stair storage cupboard, stairs rising to first floor.

### KITCHEN/DINER

13'7" x 16'3" (4.14m x 4.95m)

Dual aspect UPVC double glazed windows to rear and side, UPVC double glazed bay window with French doors

leading out to patio/rear garden, range of fitted wall and base units, quartz effect work top with matching upstands, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and induction, stainless steel extractor fan hood, integrated fridge freezer, washing machine and dishwasher, oak effect LVT flooring, TV point for wall mounted TV, radiator.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch, radiator, doors leading to bedrooms and bathroom.

### BEDROOM ONE

10'7" x 11'5" (3.23m x 3.48m)

Dual aspect UPVC double glazed windows to rear and side, radiator, TV point for wall mounted TV, built in cupboard housing Worcester combination boiler, door leading to en-suite.

### EN-SUITE

Opaque UPVC double glazed window to rear, tiled shower enclosure with glass sliding door, housing a mains controlled shower system with drench head, wall hung wash hand basin, concealed W.C, chrome heated towel radiator, LED downlighters, oak effect LVT flooring, extractor fan, shaver point.

### BEDROOM TWO

13'10" x 8'8" (4.22m x 2.64m)

UPVC double glazed window to front, radiator, built in storage cupboard, TV point for wall mounted TV.

### BEDROOM THREE

9'7" x 7'6" (2.92m x 2.29m)

Dual aspect UPVC double glazed windows to front and side, radiator, TV point for wall mounted TV.

### BATHROOM

Opaque UPVC double glazed window to side, suite comprising: panelled bath with glass shower screen. mains controlled shower system with drench head, wall hung wash hand basin, concealed W.C, chrome heated towel radiator, LED downlighters, oak effect LVT flooring, extractor fan, shaver point.

### OUTSIDE:

### REAR GARDEN

Sandstone patio leading to a good size lawn, rear gated access, water tap, outside light, enclosed by boundary fencing.

### GARAGE

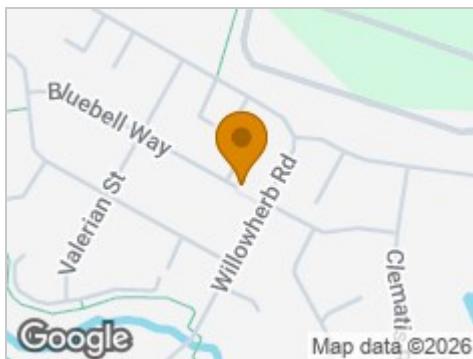
Large single detached garage to rear, power and light, up and over door.

### DRIVEWAY

To front of garage providing off street parking space.



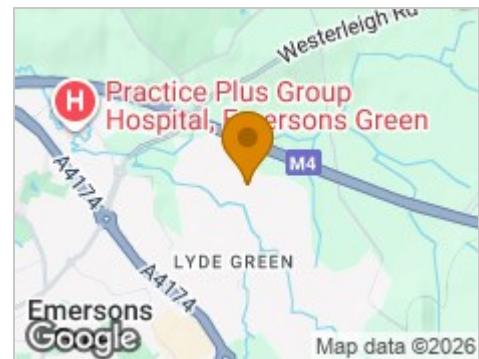
## Road Map



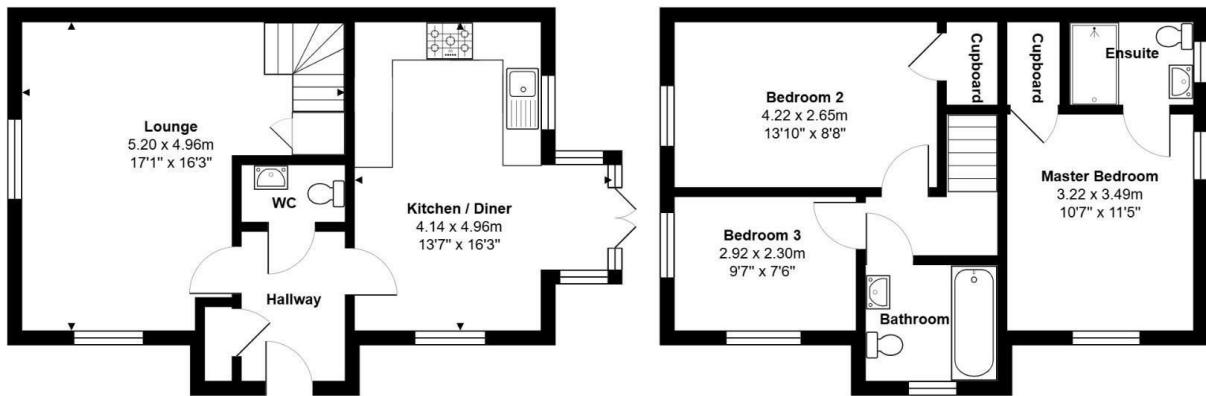
## Hybrid Map



## Terrain Map



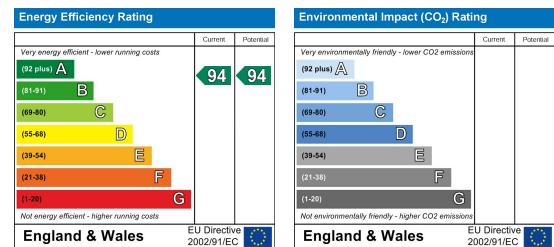
## Floor Plan



## 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.