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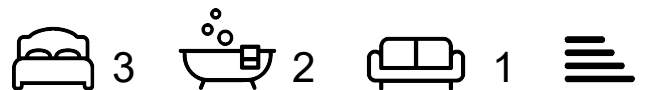
HERE TO GET *you* THERE



Bluebell Way

Lyde Green, Bristol, BS16 7HY

£375,000



Council Tax: C



23 Bluebell Way

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DESCRIPTION

A well presented semi-detached home offering a quiet position on the popular Lyde Green development and within easy reach of all amenities. The spacious living accommodation comprises to the ground floor: entrance hall, cloakroom, lounge and modern fitted kitchen/diner with built in oven and hob 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 double glazing and gas central heating, a good sized lawn rear garden and patio, large 20ft garage with power and light and driveway providing off street parking.

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.

HALLWAY

Access via a composite opaque double glazed door, oak effect laminate flooring, radiator, stairs rising to first floor, doors to cloakroom and lounge.

CLOAKROOM

Opaque UPVC double glazed window to front, pedestal wash hand basin, close coupled WC, tiled splash backs, radiator.

LOUNGE

14'5" x 12'1" (4.39m x 3.68m)

UPVC double glazed window to front, radiator, under stair storage cupboard, TV point, door to kitchen/diner.

KITCHEN/DINER

15'4" x 9'6" (4.67m x 2.90m)

UPVC double glazed window to rear, range of light oak wall and base units, laminate work top incorporating 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric double oven and gas hob, stainless steel extractor fan hood, space for washing machine and fridge freezer, LED downlighters, wall mounted boiler, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR LANDING

Loft hatch, built in cupboard with shelving, doors leading to bedrooms and bathroom.

BEDROOM ONE

11'10" x 9'7" (3.61m x 2.92m)

UPVC double glazed window to front, radiator, TV point, built in over stairs cupboard, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to front, glass shower enclosure housing a mains controlled shower system, pedestal wash hand basin, close coupled WC, part tiled walls, extractor fan, chrome heated towel radiator.

BEDROOM TWO

8'9" x 7'7" (2.67m x 2.31m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

7'6" x 6'2" (2.29m x 1.88m)

UPVC double glazed window to rear, radiator.

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

BATHROOM

Opaque UPVC double glazed window to side, suite comprising: panelled bath, close coupled WC, pedestal wash hand basin, part tiled walls, extractor fan, shaver point, LED downlighters, chrome heated towel radiator.

REAR GARDEN

Full width patio providing ample outdoor seating space leading to a good sized lawn, shrub borders, water tap, courtesy door to garage, paved pathway to side with gated access to front of property, enclosed by boundary fencing.

FRONT GARDEN

Areas laid to stone and slate chippings, paved pathway to entrance, gas and electric meters.

DRIVEWAY

Laid to tarmac providing off street parking space to side.

GARAGE

20'0" x 10'8" (6.10m x 3.25m)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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.