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HERE TO GET *you* THERE



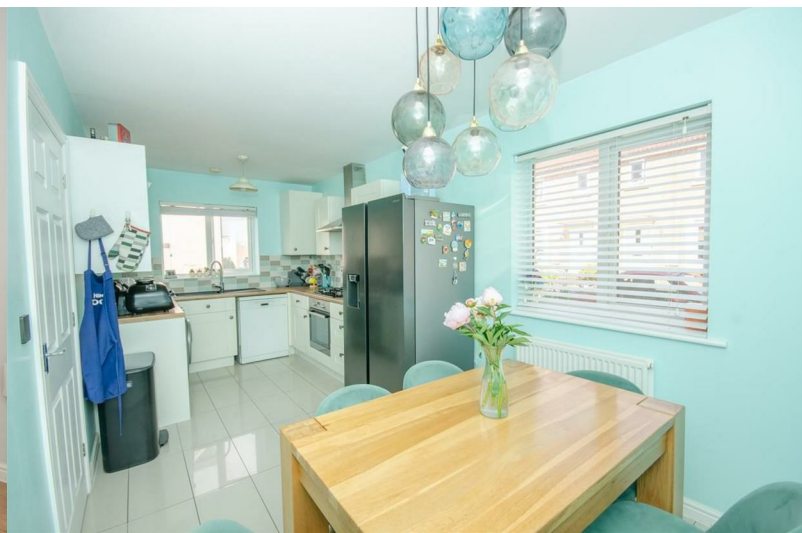
Lupin Close

Lyde Green, Bristol, BS16 7GN

£425,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this modern built detached family home, which occupies a pleasant corner plot position within the popular development of Lyde Green.

The property is ideally situated within easy walking distance of Lyde Green Primary School and for the areas amenities including David Lloyd Health and Fitness club. The larger amenities of Emersons Green are also situated only a short distance away. These amenities include a wide variety of independent shops and supermarkets, coffee shops, restaurants, library and doctors surgery.

The property is also ideally positioned for access onto the Avon ring road, for major commuting routes, for the Metro bus service and for the Bristol cycle path.

This well presented and spacious accommodation comprises to the ground floor: entrance hall with Moroccan tiled floor cloakroom, a 18ft lounge with French doors leading out to the rear garden and a 18ft kitchen/diner with an integral oven and hob. To the first floor there is a family bathroom and three good size bedrooms, master bedroom with en-suite shower room and a family bathroom.

Additional benefits include; a large garage with power and light which measures an impressive 21ft in length, off street parking space, gas central heating, UPVC double glazed windows and a fantastic landscaped rear garden laid to patio and artificial grass with 2 pergolas and an outdoor cooking area which includes a pizza oven.

An internal viewing comes highly recommended to fully appreciate all this lovely home has to offer.

ENTRANCE HALLWAY

Access via a composite opaque double glazed door, LVT wood effect flooring, LED downlighters radiator, alarm control panel, under stair storage cupboard, stairs rising to first floor, doors leading to: cloakroom, lounge and kitchen/diner.

CLOAKROOM

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

LOUNGE

18'7" x 9'10" (5.66m x 3.00m)

UPVC double glazed window to front, radiator, LED downlighters, oak effect ILVT flooring, TV point, UPVC double glazed French doors to side leading out to rear garden.

KITCHEN/DINER

18'7" x 8'2" (5.66m x 2.49m)

Dual aspect UPVC double glazed windows to front and side, tiled floor, range of fitted wall and base units, laminate wood effect work top incorporating a composite sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, integrated dishwasher, extractor fan hood, space and plumbing for washing machine, space for fridge freezer, under unit spotlights, double radiator, built in cupboard housing Ideal boiler supplying gas central heating and hot water.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, built in storage cupboard, doors leading to:

BEDROOM ONE

15'10" x 10'0" (4.83m x 3.05m)

UPVC double glazed window to side, halogen downlighters, , radiator, door leading to em-suite.

EN-SUITE

:Opaque UPVC UPVC double glazed window to side, pedestal wash hand basin, shower enclosure housing a mains controlled shower, tiled splash backs, radiator, extractor fan, radiator, shaver point

BEDROOM TWO

9'7" x 8'4" (2.92m x 2.54m)

UPVC double glazed window to front, radiator, telephone point.

BEDROOM THREE

8'7" x 8'4" (2.62m x 2.54m)

UPVC double glazed window to side, radiator, currently displayed as a dressing room with a range of fitted hanging rails and shelving.

BATHROOM

Opaque UPVC double glazed window to front, suite comprising: panelled bath with tap/shower mixer attachment over, close coupled W.C, pedestal wash hand basin, radiator, part tiled walls, extractor fan.

OUTSIDE:

REAR GARDEN

Private landscaped tiered garden with sleeper borders, laid to artificial lawn and patio. 2 verandas providing ample seating space, built in seating area, cooking area with Brick built BBQ and clay pizza oven, water tap, courtesy door to garage, enclosed by boundary wall and fencing.

GARAGE

21'5" x 11'0" (6.53m x 3.35m)

Large single garage, up and over door, power and light, driveway to front of garage providing an off street parking space.



Road Map



Hybrid Map



Terrain Map



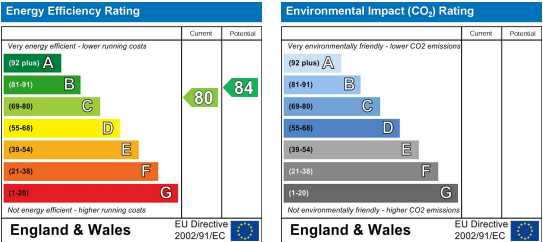
Floor Plan



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.