

HUNTERS®

HERE TO GET *you* THERE



Sundew Road

Lyde Green, Bristol, BS16 7NP

£415,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented detached family home which is situated in the popular area of Lyde Green, conveniently positioned for access onto the Avon ring road, for major motorway connections and for the Bristol cycle path. Amenities and the David Lloyd Health and Leisure Club are also located within easy reach. The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices. The property is within easy walking distance of the new primary and secondary school which is due to be opened in September 2026.

The spacious accommodation comprises to the ground floor; entrance hall, a stylish lounge with uPVC double glazed French doors leading into the garden, an open plan kitchen/diner, a utility room and cloakroom. The kitchen is fitted with an range of wall and base units which incorporate an integral stainless steel electric oven with a four ring gas hob, dishwasher and a tall fridge freezer. To the first floor there are three bedrooms and a bathroom. The master bedroom has the benefit of including fitted wardrobes and an en suite.

Externally the property has a level enclosed garden which is laid mainly to paved patio and lawn, a tandem driveway providing off street parking spaces situated to the rear of the property which is laid to Tarmac and has an EV charging point.

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

An early internal viewing appointment is encouraged to fully appreciate all this super property has to offer.

ENTRANCE

Via an opaque glazed panelled composite door, leading into an entrance hall.

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation and doors leading into lounge and kitchen.

LOUNGE

18'5" x 10'2" (5.61m x 3.10m)

uPVC double glazed window to front, TV aerial point, two radiators, uPVC double glazed French doors leading into garden.

KITCHEN/DINER

18'5" x 9'0" (5.61m x 2.74m)

Dual aspect uPVC double glazed windows, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral stainless steel electric oven with four ring gas hob with extractor fan over, integral dishwasher and tall fridge freezer, roll edged worksurface, two radiators, tiled floor, door leading into utility room.

UTILITY ROOM

6'2" x 5'8" (1.88m x 1.73m)

Cup housing boiler supplying gas central heating, roll edged worksurface, plumbing for washing machine, tiled splash backs, radiator, tiled floor, half opaque glazed door leading to off street parking and door leading into cloakroom.

CLOAKROOM

White suite comprising W.C. and wash hand basin with chrome mixer tap, half tiled walls, tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

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

Tel: 0117 956 1234

BEDROOM ONE

18'4" narrowing to 11'0" x 10'4" narrowing to 4'1" (5.59m narrowing to 3.35m x 3.15m narrowing to 1.24)

Dual aspect uPVC double glazed windows, built in sliding fronted wardrobes with hanging rails and shelving, two radiators, door leading into en suite.

EN SUITE

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with chrome shower system, tiled splash backs, radiator.

BEDROOM TWO

10'7" x 8'3" (3.23m x 2.51m)

Dual aspect uPVC double glazed windows, radiator.

BEDROOM THREE

9'1" x 7'5" (2.77m x 2.26m)

uPVC double glazed window to side, radiator, laminate floor.

BATHROOM

7'2" x 6'0" (2.18m x 1.83m)

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap. tiled splash backs, radiator.

OUTSIDE

FRONT

Small area of lawn with a paved path leading to the main entrance.

GARDEN

Paved patio leading to an area which is laid mainly to lawn and is enclosed by a boundary wooden fence, timber framed garden shed, outside lighting, wooden gate providing pedestrian access to rear off street parking.,

OFF STREET PARKING

Driveway with EV charging point laid to Tarmacadam providing off street parking.

ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



Road Map



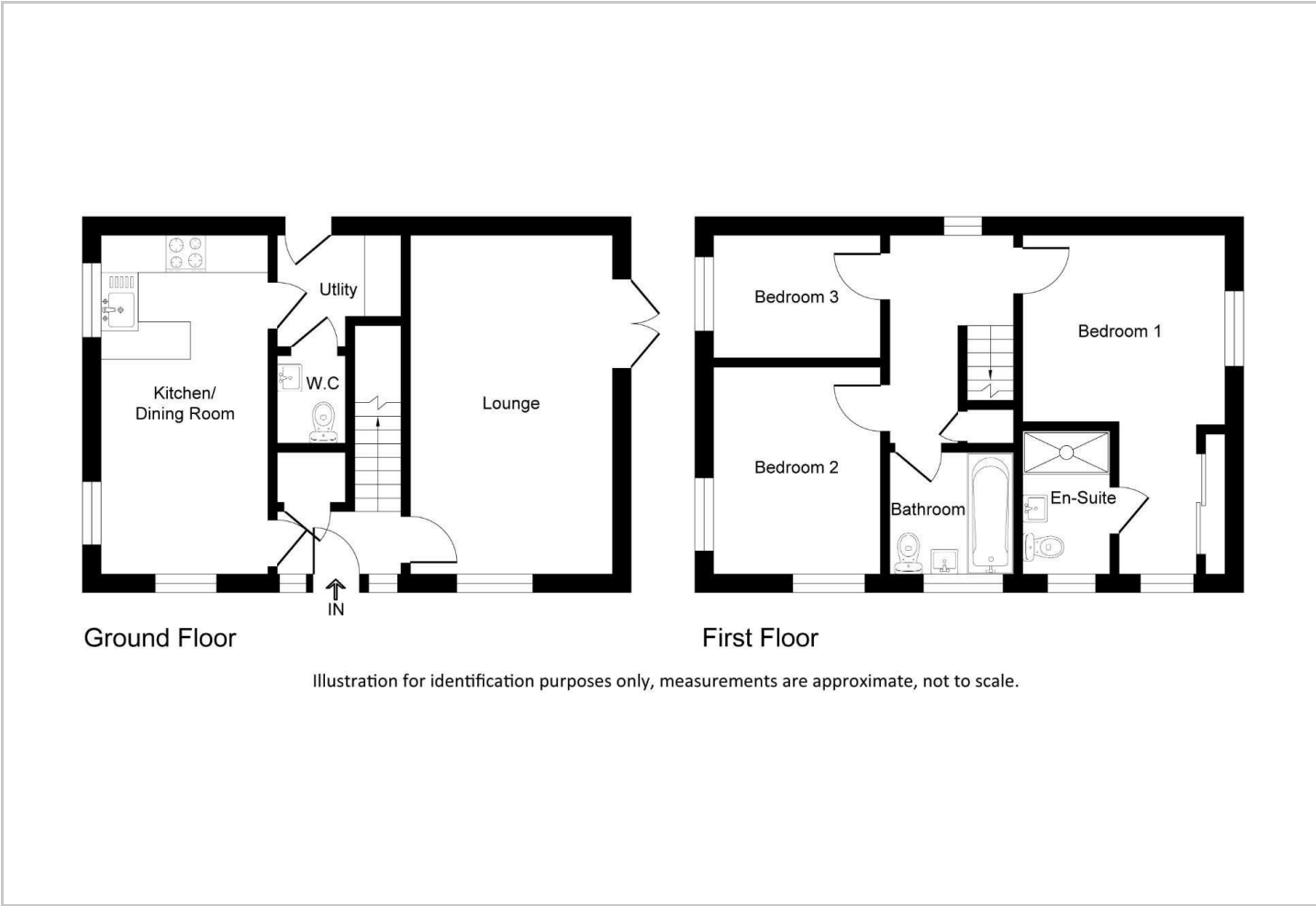
Hybrid Map



Terrain Map



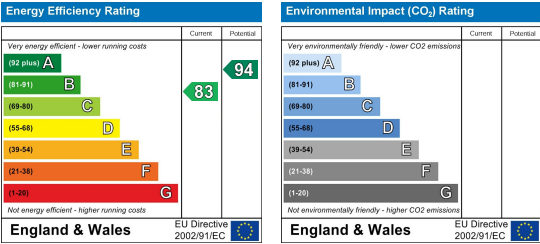
Floor Plan



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.