

# HUNTERS®

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## Goldenrod Road

Lyde Green, Bristol, BS16 7PN

£307,500



Council Tax: C



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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this very well-presented 2022 Taylor Wimpey built end-of-terrace home, ideally located within the popular Lyde Green development. The accommodation comprises an entrance hall with access to a useful utility cupboard and cloakroom, leading through to an impressive 21ft open-plan living space. This incorporates a lounge and dining area with French doors opening onto the rear garden, alongside a modern fitted kitchen with integrated appliances.

To the first floor are two well-proportioned double bedrooms and a contemporary family bathroom with shower over bath. Externally, the property benefits from a larger-than-average rear garden, mainly laid to lawn with a patio area, side gated access and a garden shed. An allocated parking space is conveniently positioned to the front of the property, along with an additional shared visitors space.

Lyde Green is a highly sought-after and well-planned modern development offering a strong sense of community alongside excellent everyday convenience. The area benefits from a wide range of local amenities including supermarkets, shops, cafés and well-regarded schools, as well as attractive green open spaces. Residents also enjoy easy access to the nearby David Lloyd Health Club, providing premium leisure and fitness facilities.

Ideally positioned for commuters, Lyde Green offers excellent transport links with the A4174 Ring Road, M4 and M5 motorway networks all easily accessible, in addition to the nearby Park & Ride service offering

direct routes into Bristol city centre, and Parkway Train Station within close proximity. An ideal location for professionals and families alike.

## ENTRANCE HALL

LVT oak effect flooring, door to cloakroom, double door access to utility cupboard (providing space for washing machine, laminate work top and wall mounted Ideal combination boiler), door to living area.

## CLOAKROOM

Opaque UPVC double glazed window to front, radiator, pedestal wash hand basin, close coupled W.C., radiator, extractor fan.

## OPEN PLAN LIVING AREA

21'3" x 13'1" (6.48m x 3.99m)

## LOUNGE/DINING AREA

LED downlighters, double radiator, built in shelving to back of base unit,, oak effect LVT flooring, UPVC double glazed French doors with matching side window panels leading out to rear garden.

## KITCHEN AREA

Range of modern high gloss wall and base units, laminate work top with matching upstands, incorporating 1 1/2 stainless steel sink bowl unit with mixer spray tap, under unit lighting, built in stainless steel electric oven and gas hob, extractor fan hood, integrated fridge freezer and dishwasher, oak effect LVT flooring,, built in shelving to back of base unit.

## FIRST FLOOR ACCOMMODATION:

### LANDING

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

## BEDROOM ONE

13'1" x 8'3" (3.99m x 2.51m)

Two UPVC double glazed windows to rear, radiator, feature wood panelled wall.

## BEDROOM TWO

13'1" x 8'3" (3.99m x 2.51m)

Two UPVC double glazed window to front, radiator, built in cupboard with hanging rail.

## BATHROOM

White suite comprising: panelled bath with mains controlled over, glass shower screen, close coupled W.C, pedestal wash hand basin, tiled floor, part tiled walls, radiator, extractor fan.

## OUTSIDE:

### REAR GARDEN

Full width patio leading to a good sized lawn, slate chippings borders, water tap, security light, raised wood sleeper flower bed, side gated access, timber framed shed, enclosed by boundary fencing.

### FRONT GARDEN

Laid to bark chippings, electric and gas meters, pathway to entrance.

## PARKING

Brick paved area to front of property providing allocated parking space and additional shared visitors space.



## Road Map



## Hybrid Map



## Terrain Map



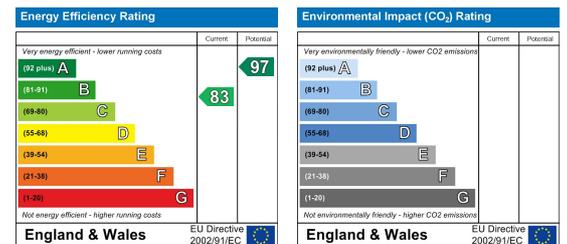
## Floor Plan



## 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.