

# HUNTERS<sup>®</sup>

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## Valerian Street

Lyde Green, Bristol, BS16 7JF

£367,500



Council Tax: C



# 10 Valerian Street

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## 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 the main living area and convenient downstairs cloakroom. The impressive 27ft open plan living space incorporates lounge/dining and kitchen space with bi-folding doors that lead out to the garden. The contemporary fitted kitchen with Quartz effect work tops incorporating a breakfast bar and integrated appliances which include: oven & hob, fridge freezer, dishwasher and washing machine.

**First Floor:** Upstairs, you'll find two double and one single sized bedrooms, 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, attached 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, LVT wood effect laminate flooring, double door access to storage cupboard, doors to kitchen area and cloakroom.

## CLOAKROOM

Vanity unit with wash hand basin inset, close coupled W.C, chrome heated towel radiator, LVT wood effect flooring, extractor fan, LED downlighters.

## LOUNGE/DINING/KITCHEN

27'0" x 15'4" (8.23m x 4.67m)

## LOUNGE/DINING AREA

Double glazed bi-folding doors leading out to patio/rear garden, 2 double radiators, stairs rising to first floor.

## KITCHEN AREA

UPVC double glazed window to front, contemporary kitchen with cream glazed wall and base units, quartz effect work top with matching upstands and breakfast bar, built in stainless steel electric oven and induction hob, stainless steel extractor fan hood, integrated appliances to include: fridge freezer, washing machine and dishwasher, wall mounted Worcester combination boiler, 1 1/2 stainless steel sink bowl unit with mixer tap, radiator, LED downlighters.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch, built in airing cupboard housing hot water tank, doors leading to bedrooms and bathroom.

### BEDROOM ONE

8'10" x 12'0" (2.69m x 3.66m)

UPVC double glazed window to rear, radiator, built in cupboard, YV point for wall mounted TV, door to en-suite.

### EN-SUITE

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

## BEDROOM TWO

9'10" x 8'10" (3.00m x 2.69m)

UPVC double glazed window to front, radiator, TV point for wall mounted TV.

## BEDROOM THREE

6'4" x 8'6" (1.93m x 2.59m)

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

## BATHROOM

Opaque UPVC double glazed window to front, 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, 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

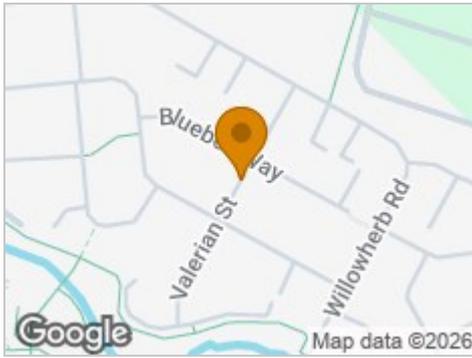
Attached large single garage, up and over door, power and light.

### DRIVEWAY

To front of garage providing off street parking space.



## Road Map



## Hybrid Map



## Terrain Map



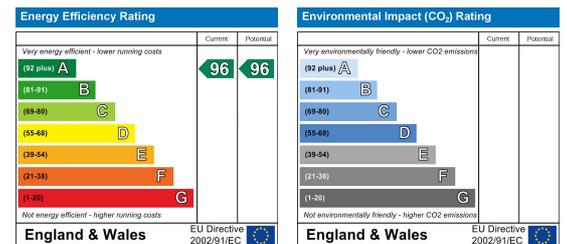
## Floor Plan



## 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.