

HUNTERS[®]

HERE TO GET *you* THERE



Valerian Street

Lyde Green, Bristol, BS16 7JF

£395,000



Council Tax: C



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DESCRIPTION

Offered for sale with no onward chain this Barratt Homes built semi-detached home offering a quiet cul-de-sac position on the Lyde Green development with lovely open green outlook to front and within easy reach of all amenities. The spacious living accommodation comprises to the ground floor: entrance hall, cloakroom, 16ft lounge and modern fitted kitchen/diner with built in oven & 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 the remainder of it's 10 year house warranty, double glazing and gas central heating, a good sized rear garden which is laid to lawn, patio and decking with access to a fantastic 30ft garden room which wood make a great home office or gym which has a handy utility section with sink, large 20ft garage with power and light and driveway providing off street parking for 2 cars.

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 double glazed composite door, tiled

effect LVT flooring, radiator, stairs rising to first floor, door leading to lounge.

LOUNGE

16'3" x 11'8" (max) (4.95m x 3.56m (max))

UPVC double glazed windows to front and side, double radiator, telephone point, TV point, door to kitchen/diner.

KITCHEN/DINER

15'1" x 10'7" (4.60m x 3.23m)

UPVC double glazed window to rear, UPVC double glazed French doors leading out to rear garden, range off fitted wall and base units with laminate work top with matching splash backs, incorporating a single stainless steel sink bowl unit with mixer tap, built in Zanussi stainless steel electric oven and gas hob, extractor fan hood, double radiator, space and plumbing for washing machine, space for fridge freezer, wall cupboard housing combination boiler.

FIRST FLOOR ACCOMMODATION:

LANDING

Radiator, doors leading to bedrooms and bathroom.

BEDROOM ONE

11'9 x 8'4" (3.58m x 2.54m)

UPVC double glazed window to front, range of fitted wardrobes with matching cupboards, radiator, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to side, tiled shower enclosure housing Triton electric shower system, pedestal wash hand basin, close coupled W.C, tiled splash backs, radiator, extractor fan, radiator, extractor fan.

Tel: 0117 956 1234

BEDROOM TWO

10'2" x 8'4" (3.10m x 2.54m)

UPVC double glazed window to rear, radiator,

BEDROOM THREE

8'9" x 6'3" (2.67m x 1.91m)

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

BATHROOM

Opaque UPVC double glazed window to rear, panelled bath, pedestal wash hand basin, close coupled W.C, part tiled walls, radiator, extractor fan.

OUTSIDE:

REAR GARDEN

Paved patio with matching pathway with lawn either side, stone chippings border, decking to back of garden, water tap, side gated access, access to garden room, garden enclosed by boundary fencing.

GARDEN ROOM - MAIN SECTION

25'2" x 9'5" (7.67m x 2.87m)

Fantastic space providing multiple uses such as: home office, gym or therapy room, UPVC double glazed French doors with matching side window

panels to front, electric radiator, LED downlighters, oak effect laminate flooring, ample power sockets, door to utility section.

UTILITY SECTION

9'5" x 5'11" (2.87m x 1.80m)

LED downlighters, oak effect laminate flooring, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap.

GARAGE

20'4" x 10'8" (6.20m x 3.25m)

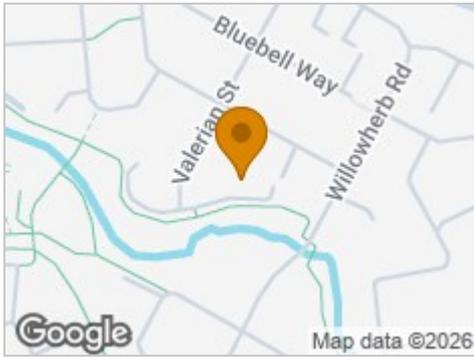
Large single, up and over door access, power and light.

DRIVEWAY

Large driveway laid to tarmac providing off street parking for 2 cars.



Road Map



Hybrid Map



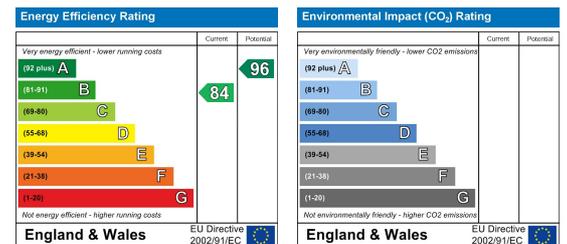
Terrain Map



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.