

HUNTERS®

HERE TO GET *you* THERE



Apple Grove

Lyde Green, Bristol, BS16 7LA

£340,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale within a quiet cul-de-sac on the sought after Lyde Green development, this immaculate modern built 3 bedroom semi-detached house.

The well presented living accommodation comprises to the ground floor: entrance hallway, cloakroom, lounge and a kitchen/diner with French doors leading out into the rear garden. To the first floor can be found two double bedrooms, a single bedroom and a family bathroom with over bath shower.

Externally the property benefits from having a low maintenance rear garden which is laid to artificial lawn and patio, a home office and 2 off street parking spaces to front of property.

The property is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being ideally situated for the David Lloyd Health and Leisure Club and for the amenities of Lyde Green and Emersons Green. These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, banks, doctors surgeries, library, vets and dentists.

The local Park and Ride is only a short walk away.

ENTRANCE HALLWAY

Access via a composite opaque double glazed door, stairs rising to first floor landing, single radiator, doors to cloakroom and lounge.

CLOAKROOM

UPVC opaque double glazed window to front, close coupled w/c, pedestal wash hand basin with taps over, single radiator.

LOUNGE

14'7" x 12'1" (4.45m x 3.68m)

UPVC double glazed window to front aspect, double radiator, under stairs storage cupboard, door to kitchen/diner.

KITCHEN/DINER

15'1" x 8'11" (4.60m x 2.72m)

UPVC double glazed window to rear, UPVC double glazed French doors opening to rear garden, a range of wall and floor units with laminate worksurface over, 1 1/4 sink drainer unit with mixer taps over, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, built in electric oven and gas hob with extractor over, single radiator, wall unit housing combination boiler, tiled floor.

FIRST FLOOR LANDING

Access to loft space, storage cupboard with shelving for linen, doors to bedrooms and bathroom.

BEDROOM ONE

9'6" x 9'5" (2.90m x 2.87m)

UPVC double glazed window to front, fitted wardrobes, single radiator, storage cupboard, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to front, single radiator, close coupled w/c, pedestal wash hand basin with taps over, shower cubicle with mains controlled shower attachment over, extractor, part tiled walls.

BEDROOM TWO

9'1" x 7'7" (2.77m x 2.31m)

UPVC double glazed window to rear, single radiator.

BEDROOM THREE

7'6" x 5'10" (2.29m x 1.78m)

UPVC double glazed window to rear aspect, single radiator.

BATHROOM

Opaque UPVC double glazed window to side aspect, panelled bath with taps over, close coupled w/c, wash hand basin with taps over, single radiator.

OUTSIDE:

REAR GARDEN

A low maintenance garden laid to artificial lawn with patio to front and back of garden, plant/shrub borders, water tap, side gated access, boundary wall and fence.

OUTSIDE HOME OFFICE

9'10" x 7'1" (3.00m x 2.16m)

Entrance via UPVC double glazed patio doors, power and light connected.

PARKING

There are 2 off street parking spaces (allocated) to front of property.



Road Map



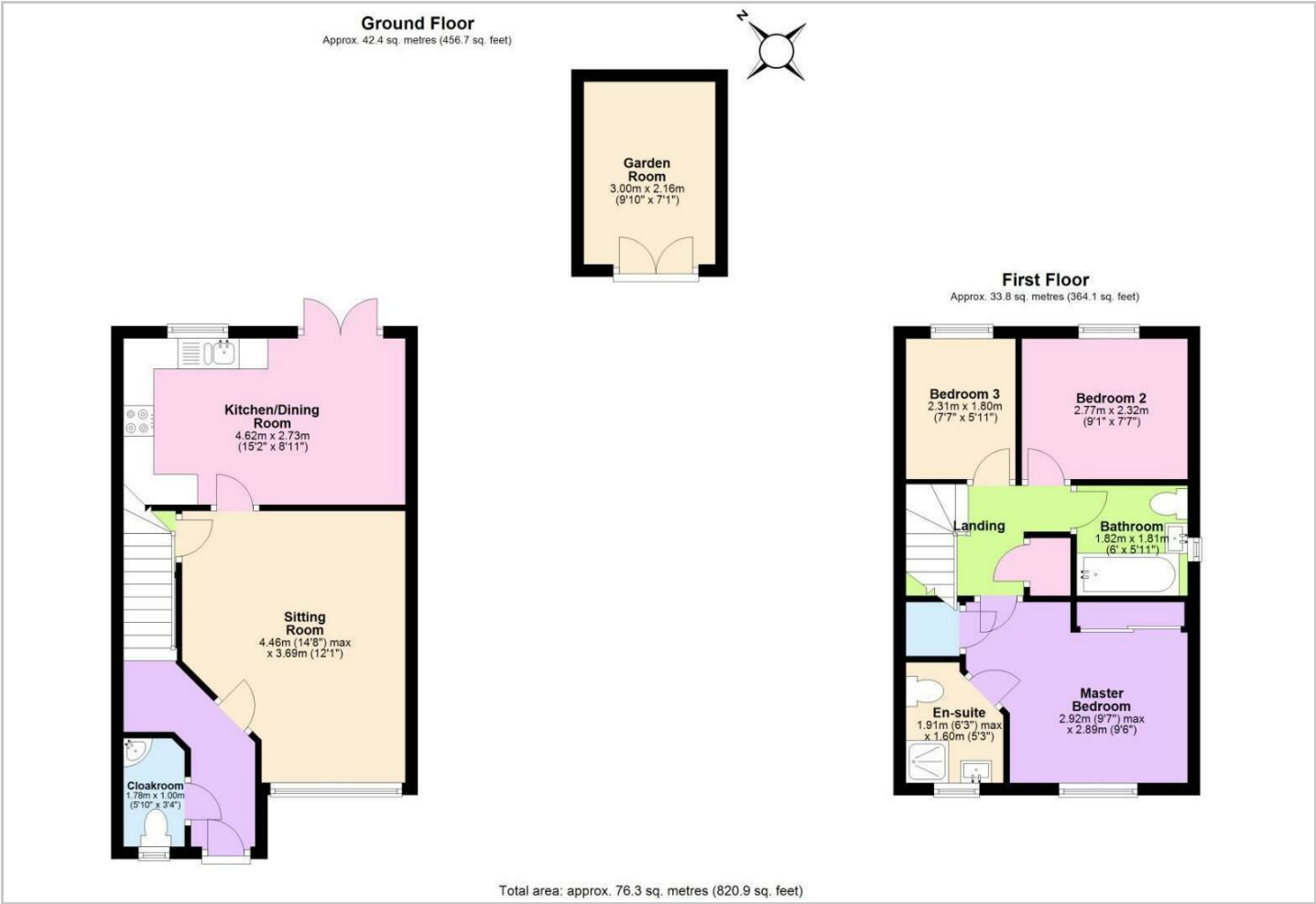
Hybrid Map



Terrain Map



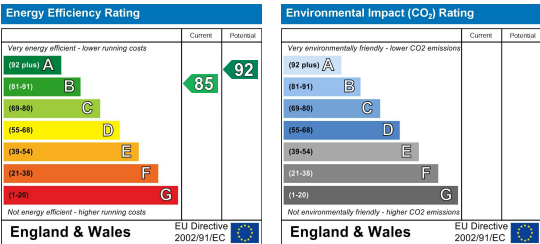
Floor Plan



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.