

# HUNTERS®

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## Crocus Road

Lyde Green, Bristol, BS16 7NZ

£430,000



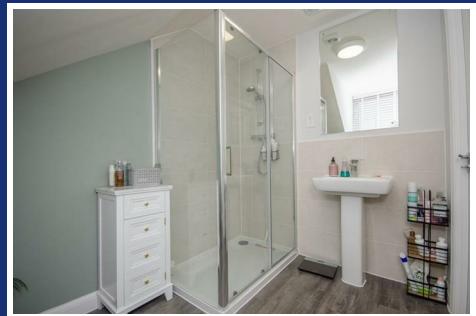
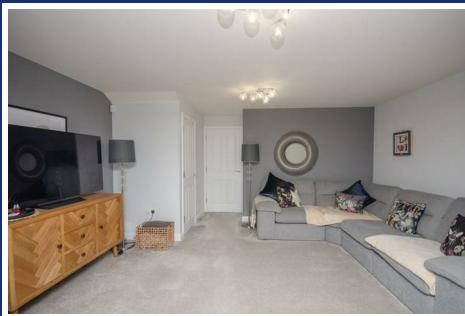
Council Tax: E



# 11 Crocus Road

## Lyde Green, Bristol, BS16 7NZ

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### DESCRIPTION

A fantastic modern built semi-detached home located at the end of a quiet cul-de-sac within the highly sought after Lyde Green development. The property was built in 2022 with high specification of finish to create an immaculate home offering a superb amount of living space displayed over three floors. The accommodation comprises in brief, to the ground floor: entrance hallway, cloakroom, lounge/diner with French doors out to garden and a stylish fitted kitchen/breakfast room with integrated appliances. To the first floor can be found 3 good size bedrooms and a modern family bathroom, a staircase leads to the second floor which comprises of a stunning master bedroom with fitted wardrobes and an en-suite shower.

The property further benefits from having a lovely low maintenance landscaped rear garden which is laid to artificial lawn and Sandstone patio, a large garage which has been converted into 2 sections of which would make a great home office or home gym, air conditioning with heating function within the house, 2 car driveway and an EV charging point.

The property is conveniently located close to the local amenities to include: school, community centre, coffee shop, Primary school and David Lloyd Health Club. The neighbouring area of Emersons Green is within close proximity with its retail centre, restaurants and shops. The area offers good transport links with easy access onto the Avon Ring Road, Park and Ride and Bristol to Bath Cycle Path.

### ENTRANCE HALLWAY

Entry via a composite opaque glazed door, LVT wood effect floor, radiator, a arm control panel, stairs rising to first floor, doors to: cloakroom, kitchen, lounge and kitchen.

### CLOAKROOM

Pedestal wash hand basin, close coupled W.C, radiator, LVT wood effect floor, extractor fan, tiled splash backs.

### KITCHEN/BREAKFAST ROOM

13'10" x 8'1" (4.22m x 2.46m)  
UPVC double glazed window to front, range of fitted wall and base units, laminate work top, laminate work top incorporating a stainless steel sink bowl unit with mixer tap, built in gas hob and electric oven, integrated fridge freezer, integrated dishwasher and washing machine, LED downlighters, LVT wood effect flooring, wall cupboard housing combination boiler.

### LOUNGE/DINER

15'3" x 12'7" (4.65m x 3.84m)  
UPVC double glazed bay window to rear with French doors leading out to garden, 2 radiators, built in under stair cupboard.

### FIRST FLOOR ACCOMMODATION:

#### LANDING

Spindled balustrade, built in cupboard, turning staircase to second floor, doors leading to bathroom, bedroom 2 and 3.

#### BEDROOM TWO

12'4" x 8'8" (3.76m x 2.64m)  
UPVC double glazed window to rear, fitted wardrobes, radiator, air conditioning unit with heating function.

#### BEDROOM THREE

10'2" x 8'8" (3.10m x 2.64m)  
UPVC double glazed window to front, radiator, fitted mirror fronted wardrobes.

## BEDROOM FOUR

9'2" x 6'4" (2.79m x 1.93m)

UPVC double glazed window to rear, radiator.

## BATHROOM

Opaque UOVC double glazed window to front, suite comprising: panelled bath with glass shower screen, mains shower system, close coupled W.C, pedestal wash hand basin, radiator, part tiled walls, LED downlighters, shaver point,

## SECOND FLOOR LANDING

Radiator, large walk in cupboard, door to master bedroom.

## MASTER BEDROOM

23'6" x 11'6" (7.16m x 3.51m)

Two Velux windows, loft hatch, dressing area with a range of fitted wardrobes, air conditioning unit with heating option, door to en-suite.

## EN-SUITE

Opaque UPVC double glazed dormer window to front, close coupled W.C, pedestal wash hand basin, shower enclosure housing mains controlled shower, part tiled walls, radiator, LVT wood effect floor, shaver point, extractor fan.

## OUTSIDE:



## REAR GARDEN

Landscaped garden laid to artificial lawn, split level Indian Sandstone patio, raised sleeper borders with well stocked shrubs, water tap, enclosed by boundary fencing.

## FRONT OF PROPERTY

Laid to stone chippings, shrub borders, paved pathway to entrance.

## GARAGE (FRONT PART)

9'6" x 7'9" (2.90m x 2.36m)

Access via a UPVC double glazed door to side, utility section, oak effect laminate floor.

## GARAGE SECTION 2/HOME OFFICE

12'0" x 9'6" (3.66m x 2.90m)

Velux window to rear, Oak effect floor.

## DRIVEWAY

Laid to brick paving and tarmac, providing off street parking for 2 cars, EV charging point.



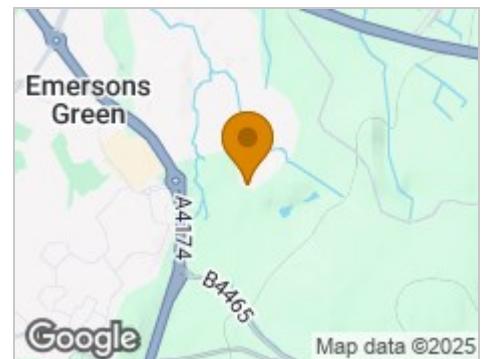
## Road Map



## Hybrid Map



## Terrain Map



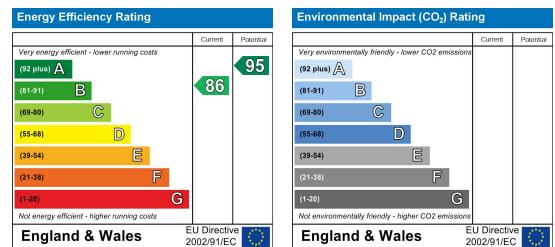
## Floor Plan



## 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.