

HUNTERS®

HERE TO GET *you* THERE



Willowherb Road
Lyde Green, Bristol, BS16 7GT

£350,000

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Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this fantastic modern built semi-detached home located within the popular Lyde Green development. The property is displayed throughout in excellent condition and much improved by it's current owners which includes a side extension. The property offers well presented living accommodation displayed over 3 floors, comprising to the ground floor: entrance hallway, cloakroom, open plan kitchen/diner with modern fitted kitchen with matching breakfast bar and snug/sun room which have French doors out to the garden. To the first can be found 2 bedrooms and bathroom with over bath shower, a staircase rises to the second floor which is where you find the master bedroom which is currently divided into a bedroom area and adjoining dressing room/study. Externally the property has a landscaped low maintenance garden which is laid to artificial lawn and patio and 2 off street parking spaces to rear. 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, double radiator, alarm control panel, LVT wood effect

flooring, stairs rising to first floor, door to kitchen/diner.

KITCHEN/DINER

22'2" x 12'2" (widest point) (6.76m x 3.71m (widest point))

UPVC double glazed window to front, UPVC double glazed French doors leading out to rear garden, under stairs storage cupboard, range of Matt white wall and base units, laminate work top matching breakfast bar, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and gas hob, stainless steel extractor fan hood, tiled splash backs, integral fridge freezer, integral dishwasher and washing machine, wine rack, wall cupboard housing boiler, LVT wood effect flooring, 2 double radiators, door to cloakroom, opening leading through to snug/sun room.

CLOAKROOM

Close coupled W.C, pedestal wash hand basin, tiled splash backs, extractor fan.

SNUG/SUN ROOM

UPVC double glazed windows to rear and side, UPVC double glazed French doors leading out to rear garden, LVT wood effect flooring, LED downlighters.

FIRST FLOOR ACCOMMODATION:

LANDING

Doors leading to bedrooms and bathroom, turning staircase rising to second floor.

BEDROOM TWO

12'2" x 7'9" (3.71m x 2.36m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

12'2" (furthest point) x 7'9" (3.71m (furthest point) x 2.36m)
UPVC double glazed window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to side, panelled bath with mains controlled shower over, glass shower screen, pedestal wash hand basin, close coupled W.C, part tiled walls, extractor fan, radiator.

SECOND FLOOR ACCOMMODATION:

LANDING

Built in cupboard, door to master bedroom/dressing room.

MASTER BEDROOM

18'6" (furthest point) x 8'10" (5.64m (furthest point) x 2.69m)

DRESSING ROOM/STUDY AREA

8'10" x 8'6" (2.69m x 2.59m)

Velux window to rear, doorway to bedroom area.

BEDROOM AREA

11'1" x 8'10" (3.38m x 2.69m)
Two windows to front, radiator.

OUTSIDE:

REAR GARDEN

Landscaped low maintenance garden laid to artificial lawn, Indian sandstone patio, raised sleeper borders laid to chippings, variety of shrubs, area to side and back of garden laid to stone chippings, double power socket, timber framed shed, enclosed by boundary wall and fencing.

FRONT GARDEN

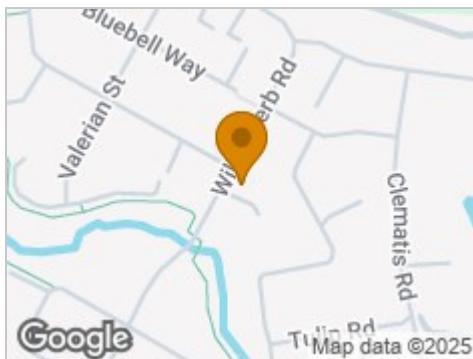
Paved pathway to entrance, area laid to stone chippings, water tap, outside light, enclosed by boundary railings.

OFF STREET PARKING

Two allocated parking spaces (back to back) to rear of property.



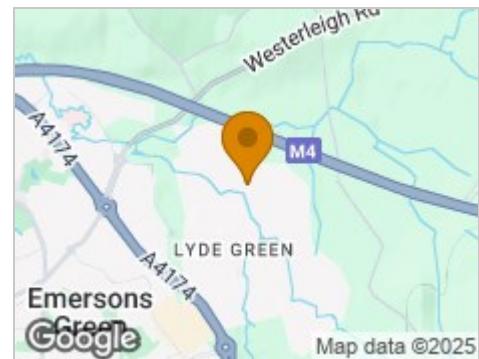
Road Map



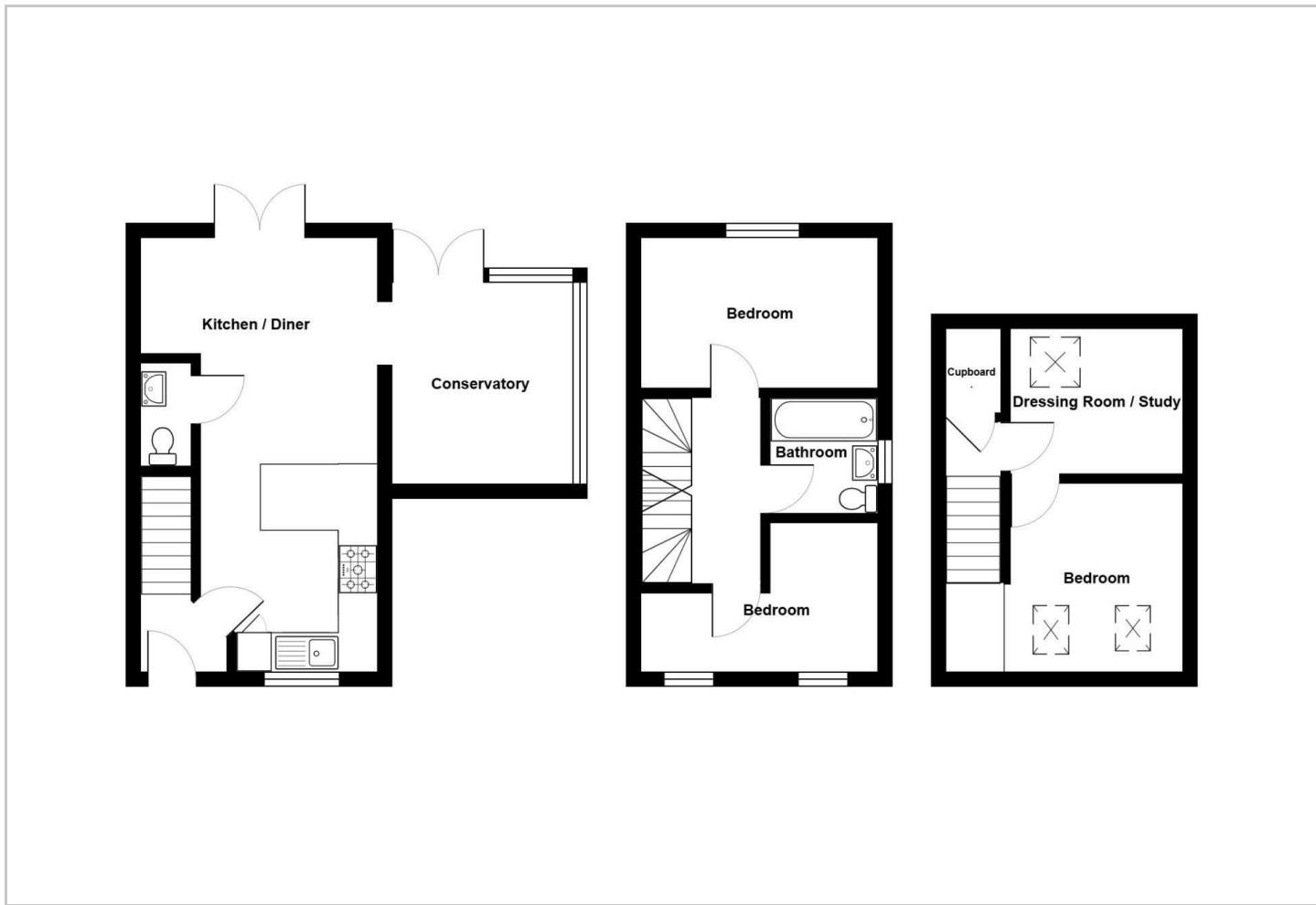
Hybrid Map



Terrain Map



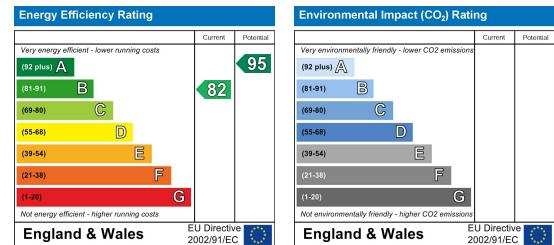
Floor Plan



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.