

HUNTERS®

HERE TO GET *you* THERE



Primula Road
Lyde Green, Bristol, BS16 7PP

£395,000

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Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this modern Persimmon homes built detached family home located within a quiet no-through road within the sought after Lyde Green development. The property is well placed for the local amenities of Lyde Green which include: school, community centre, parks, David Lloyd Heath club, Metro bus (Park & Ride), whilst being in close proximity of Emersons Green retail park with its array of shops.

The property is displayed throughout in excellent condition and benefits from having many upgrades from when first built. The accommodation comprises in brief to the ground floor: entrance hall, cloakroom, 18ft kitchen/diner with modern units and Quartz work tops and integrated appliances and a utility. To the first floor can be found 3 good size bedrooms, master en-suite and a family bathroom. Externally there is a low maintenance rear garden that is laid to artificial grass, patio and decking and a 2 car driveway.

ENTRANCE HALL

Access via a composite opaque double glazed door, UPVC double glazed window to side, double radiator, wood effect LVT flooring, LED downlighters, stairs rising to first floor, doors to: cloakroom, lounge and kitchen/diner.

CLOAKROOM

Close coupled W.C, pedestal wash hand basin, tiled splash backs, radiator, wood effect LVT flooring, extractor fan.

LOUNGE

12'9" x 11'11" (3.89m x 3.63m)
UPVC double glazed window to front, radiator, TV point.

KITCHEN/DINER

17'11" x 9'3" (5.46m x 2.82m)
UPVC double glazed window to rear, UPVC double glazed French doors leading out to rear garden, range of fitted matt light Grey wall and base units, Quartz work tops, with matching upstands, 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, space for fridge freezer, integrated dishwasher, built in stainless steel electric oven and gas hob, stainless steel extractor fan hood, LED downlighters, double radiator, wood effect LVT flooring, door to utility.

UTILITY

5'8" x 5'4" (1.73m x 1.63m)
Base unit, laminate work top with matching upstand, space and plumbing for washing machine, space for tumble dryer, radiator, wall mounted Ideal boiler, composite double glazed door leading out to side of property.

FISRT FLOOR ACCOOMODATION:

LANDING

UPVC double glazed window to side, loft hatch, built in storage cupboard with hanging rail, doors to bedrooms and bathroom.

BEDROOM ONE

12'9" x 10'6" (3.89m x 3.20m)
UPVC double glazed window to front, radiator, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to front, pedestal wash hand basin, close coupled W.C, shower enclosure housing an electric Mira shower system, part tiled walls, tiled floor, extractor fan.

BEDROOM TWO

9'3" x 9'5" (2.82m x 2.87m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

9'5" x 8'5" (2.87m x 2.57m)

UPVC double glazed window to rear, radiator.

BATHROOM

Panelled bath with Mira electric shower system over, glass shower screen, close coupled W.C, pedestal wash hand basin, part tiled walls, tiled floor, extractor fan.

OUTSIDE:

REAR GARDEN

Patio with matching pathway leading to an artificial lawn, decking to far corner, providing ample seating space, timber framed shed, water tap. security light, raised borders to slate chippings, enclosed by boundary fencing.



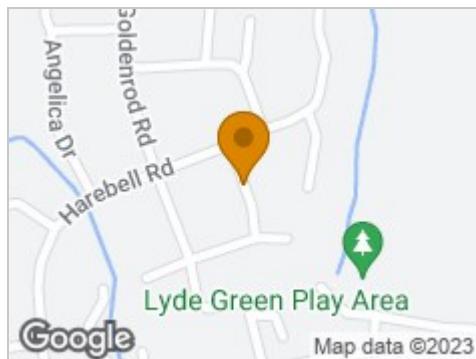
FRONT GARDEN

Laid to lawn, borders laid to slate chippings, paved pathway to entrance.

DRIVEWAY

To side of property providing off street parking for 2 cars (back to back).

Road Map



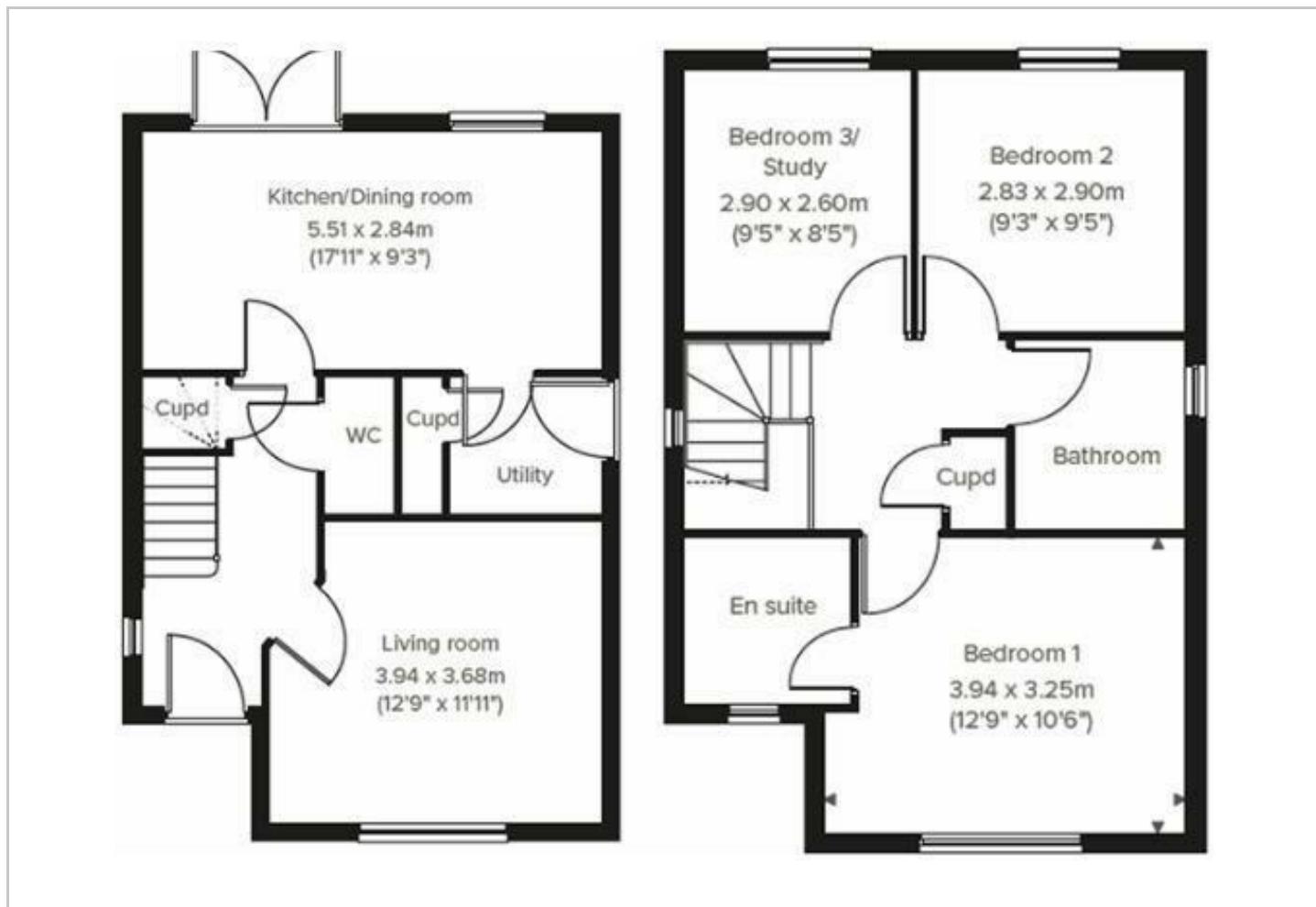
Hybrid Map



Terrain Map



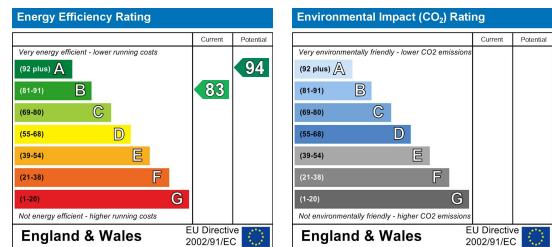
Floor Plan



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.