

# HUNTERS®

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## Cowslip Crescent

Lyde Green, Bristol, BS16 7GL

£375,000



Council Tax: D



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this 2015 built Persimmon Homes built semi-detached property positioned within the popular Lyde Green development. The property is conveniently positioned close to local amenities including Primary school and soon to built Secondary school. The community centre is a short walk away, along with the park and ride and David Lloyd Heath Club being in close proximity. There are excellent transport links onto The Ring Road and motorway networks with good links to both Bristol and Bath. The property is displayed throughout in excellent condition offering spacious accommodation which comprises to the ground floor: entrance hallway, cloakroom, a 16ft lounge, superb kitchen/diner with French doors that lead out to the rear garden and stylish modern fitted kitchen with built in oven and hob. To the first floor can be found 3 generous size bedrooms (master en-suite shower room) and a family bathroom.

Externally the property benefits from having a fantastic larger than average, landscaped rear garden laid to lawn an patio, a large single garage and driveway providing an off street parking space.

## ENTRANCE HALLWAY

LVT wood effect floor, stairs rising to first floor, doors leading to: cloakroom and lounge.

## CLOAKROOM

Opaque UPVC double glazed window to front, radiator, close coupled W.C, pedestal wash hand basin, tiled splash backs, LVT wood effect floor.

## LOUNGE

16'1" x 12'11" (widest point) (4.90m x 3.94m (widest point))  
UPVC double glazed window to front, double radiator, TV point, door to kitchen/diner.

## KITCHEN/DINER

16'1" x 11'2" (4.90m x 3.40m)  
UPVC double glazed window to rear, UPVC double glazed French doors leading out to rear garden, range of cream wall and base units, laminate work top, tiled splash backs, sink bowl unit with mixer tap, built in stainless steel electric oven and gas hob, extractor fan hood, space for fridge freezer, space and plumbing for washing machine and dishwasher, built in storage cupboard, double radiator, wall cupboard housing Ideal boiler.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch (pull down ladder, loft partly boarded with light), built in airing cupboard housing hot water tank, doors leading to bedrooms and bathroom.

### BEDROOM ONE

13'7" x 10'7" (4.14m x 3.23m)  
UPVC double glazed window to front, radiator, fitted double wardrobe, door to en-suite.

### EN-SUITE

Opaque UPVC double glazed window to front, close coupled W.C, pedestal wash hand basin, shower enclosure housing mains controlled shower, glass door entry, radiator, part tiled walls, extractor fan.

## BEDROOM TWO

10'0" x 9'1" (3.05m x 2.77m)

UPVC double glazed window to rear, radiator.

## BEDROOM THREE

9'5" x 6'8" (2.87m x 2.03m)

UPVC double glazed window to rear, radiator.

## BATHROOM

Opaque UPVC double glazed window to side, suite comprising: panelled bath electric shower over, pedestal wash hand basin, close coupled W.C, part tiled walls, radiator, downlighter, glass shower screen.

## OUTSIDE:

### REAR GARDEN

Larger than average landscaped garden, split level patio, well tended lawn, seating area to back of garden with pergola, raised sleeper borders laid to bark chippings, water tap, security light, side gated access, courtesy door to garage, enclosed by boundary fencing.

### FRONT GARDEN

Area laid to artificial lawn, paved pathway to

entrance, shrub borders, loose bark and slate chippings border.

## GARAGE

21'4" x 10'9" (6.50m x 3.28m)

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

## DRIVEWAY

To side of property providing an off street parking space.



## Road Map



## Hybrid Map



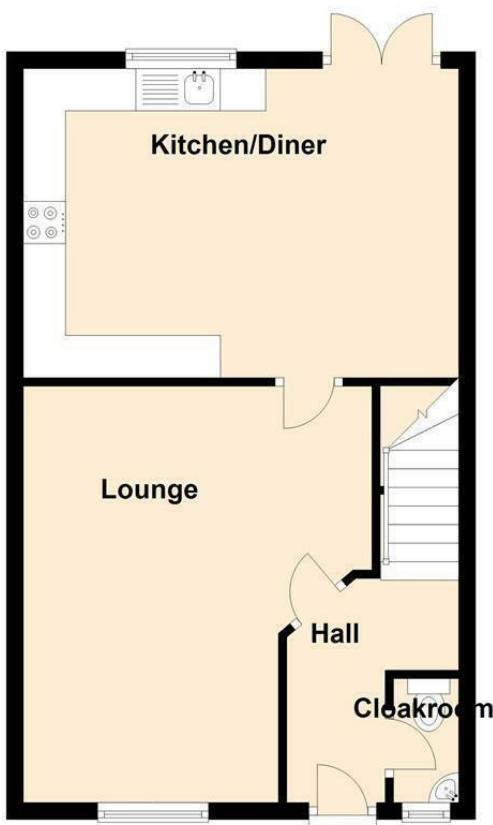
## Terrain Map



## Floor Plan

### Ground Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.5 sq. feet)

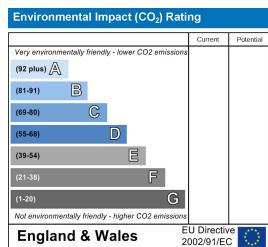
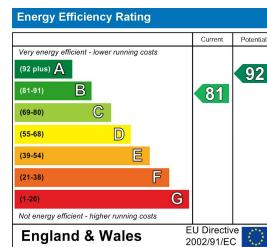


Total area: approx. 85.2 sq. metres (917.6 sq. feet)

## 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.