

# HUNTERS®

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## Bramble Close

Lyde Green, Bristol, BS16 7NX

Offers In The Region Of £525,000



Council Tax: E



# 7 Bramble Close

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this lovely detached 4 bedroom family home offering an enviable position within a secluded cul-de-sac with open green outlook. The property is handily placed within easy reach of all local amenities including Lyde Green Primary School, a short walk to the local parks, David Lloyd and within easy reach of the neighbouring retail centre of Emersons green with its array of shops and all other amenities. There are excellent transport links with The Avon Ring Road and Bristol Cycle Path being within close proximity as well as the park and ride and Bristol to Bath Cycle Path.

Offering spacious well presented living accommodation which is light and airy throughout thanks to its many dual aspect windows. Comprising to the ground floor: entrance hallway, cloakroom, 19ft lounge with French doors leading out to garden, an impressive 19ft kitchen/diner with stylish high gloss units and integrated appliances which include oven & hob, fridge freezer and dishwasher and a utility room with integrated washer/dryer. To the first floor can be found four generous size bedrooms, master with en-suite and a family bathroom.

Externally the property benefits from having a well tended garden laid to lawn and patio, a large single garage and a 2 car driveway.

## ENTRANCE HALLWAY

Access via a composite opaque glazed door, built in cupboard housing fuse box, radiator, built in under stair storage cupboard, wood effect flooring, stairs rising to first floor, doors leading to: cloakroom, lounge and kitchen/diner.

## CLOAKROOM

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

## LOUNGE

19'10" x 11'4" (6.05m x 3.45m)

UPVC double glazed window to front, double and single radiators, TV point, UPVC double glazed patio doors leading out to patio/rear garden.

## KITCHEN/DINER

19'10" x 11'9" (widest point) (6.05m x 3.58m (widest point))

UPVC double glazed window to front, 2 UPVC double glazed windows to side, range of cream high gloss wall and base units, Quartz work tops with matching splash backs, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and 5 ring gas hob, stainless steel extractor fan hood, integrated fridge freezer and dishwasher, 2 double radiators, wall cupboard housing Ideal combination boiler, tiled floor, LED downlights, feature plinth lights and under cupboards downlights, door to utility.

## UTILITY

6'7" x 5'5" (2.01m x 1.65m)

Cream high gloss base unit, Quartz work top with matching splash backs, integrated washer/dryer, tiled floor, radiator, composite double glazed door leading out to driveway.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Loft hatch, radiator, built in cupboard with shelving, doors leading to bedrooms and bathroom.

### BEDROOM ONE

11'6" x 10'3" (3.51m x 3.12m )

UPVC double glazed window to side, triple fitted mirror fronted wardrobes, TV point, radiator, door to en-suite.

### EN-SUITE

Shower enclosure with sliding glass door and housing electric shower system, pedestal wash hand basin, close coupled W.C, part tiled walls, tiled floor, chrome heated towel radiator, shaver point.

### BEDROOM TWO

12'0" x 9'8" (3.66m x 2.95m)

UPVC double glazed window to side, radiator.

### BEDROOM THREE

9'11" x 8'3" (3.02m x 2.51m)

Dual aspect UPVC double glazed windows to front and side, radiator.

### BEDROOM FOUR

11'7" x 7'4" (3.53m x 2.24m)

UPVC double glazed window to front, radiator, built in cupboard.

### BATHROOM

Opaque UPVC double glazed window to front, suite comprising: panelled bath with mains controlled shower over, glass shower screen, pedestal wash hand basin, close coupled W.C, part tiled walls, tiled floor, extractor fan, heated towel radiator.

### OUTSIDE:

#### GARDEN

Laid to lawn and patio, plant/shrub borders, water tap, double power socket, security light, side gated access, courtesy door to garage, enclosed by boundary fencing.

#### FRONT GARDEN

Borders laid to stone chippings, pathway to entrance.

#### DRIVEWAY

Brick paved driveway providing off street parking for 2 cars, EV charger to side.

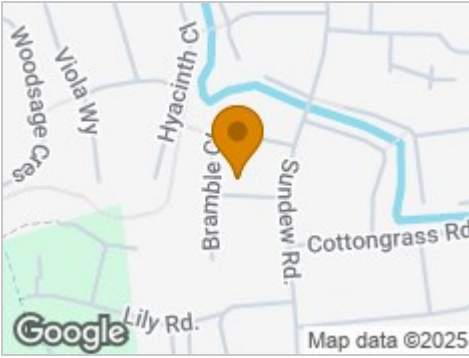
#### GARAGE

21'0" x 10'4" (6.40m x 3.15m)

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



Road Map



Hybrid Map



Terrain Map



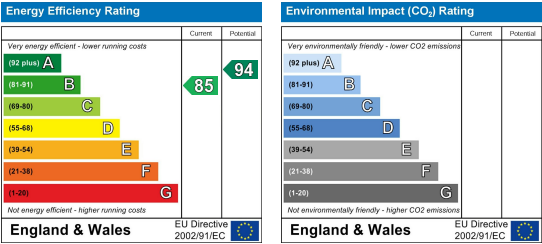
Floor Plan



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.