

HUNTERS[®]

HERE TO GET *you* THERE



Burdock Road

Lyde Green, Bristol, BS16 7NR

£325,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market with no onward chain this well presented modern built 3 double bedroom terrace home, located in a quiet position on the sought after Lyde Green development.

The property has spacious living accommodation which is displayed over 3 floors. In brief comprising to the first floor; entrance hall, lounge, cloakroom and a kitchen/diner, with built in oven and hob and French doors leading out to rear garden. To the first floor can be found 2 double sized bedrooms and a modern bathroom. A staircase rises to the second floor which consists of a 17ft master bedroom with en-suite shower room.

Externally there is a good sized lawned rear garden with patio and rear access and driveway to the front with 2 allocated parking spaces.

The property is well placed for the local amenities of Lyde Green which include: a school, community centre, David Lloyd Heath club, Metro bus (Park & Ride), whilst being in close proximity of Emersons Green retail park with it's variety of shops.

ENTRANCE HALLWAY

Access via an opaque composite double glazed door, tiled floor, radiator, door to lounge.

LOUNGE

14'8" x 11'10" (4.47m x 3.61m)
UPVC double glazed window to front, double radiator, TV point for wall mounted TV, under stair storage cupboard, door to inner hall.

INNER HALL

Stairs rising to first floor accommodation, doors to cloakroom and kitchen/diner.

CLOAKROOM

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

KITCHEN/DINER

11'11" x 8'9" (3.63m x 2.67m)
UPVC double glazed window to rear, range of matt white wall and base units, laminate work top with matching upstands, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and gas hob, extractor fan hood, space for fridge freezer, double radiator, wall cupboard housing Ideal boiler, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Radiator, stairs rising to second floor, doors leading to bathroom, bedroom 2 and 3.

BEDROOM TWO

12'0" (max) x 10'5" (max) (3.66m (max) x 3.18m (max))
Two UPVC double glazed windows to front, fitted wardrobes with mirror fronted sliding door fronts, TV point for wall mounted TV.

BEDROOM THREE

11'11" x 8'10" (3.63m x 2.69m)
UPVC double glazed window to rear, radiator.

BATHROOM

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

SECOND FLOOR ACCOMMODATION:

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LANDING

Built in storage cupboard, door to master bedroom.

MASTER BEDROOM

17'1" (max) x 8'5" (5.21m (max) x 2.57m)

UPVC double glazed dormer window to front, loft hatch, TV point for wall mounted TV, double radiator, fitted wardrobes with mirror fronted sliding door fronts, door to en-suite.

EN-SUITE

Velux window to rear, close coupled W.C, pedestal wash hand basin, glass shower enclosure housing a mains controlled Mira shower, double radiator.

OUTSIDE:

REAR GARDEN

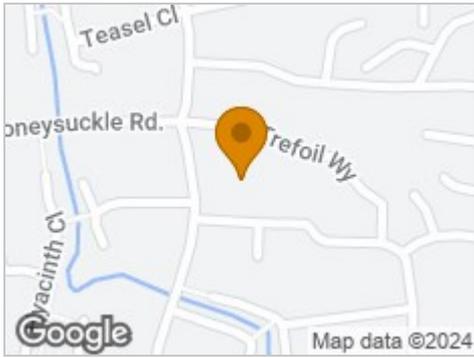
Good size garden laid mainly to lawn, 2 patio areas with matching pathway, outside light, water tap, rear gated access, enclosed by boundary wall and fence.

PARKING

There is a driveway to front of the property laid to tarmac which provides allocated parking for 2 spaces (side by side).



Road Map



Hybrid Map



Terrain Map



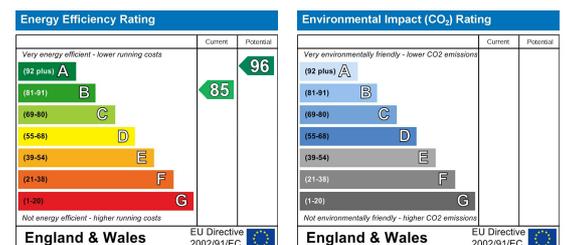
Floor Plan



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.