

# HUNTERS®

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## Poppy Close

Lyde Green, Bristol, BS16 7HS

£350,000



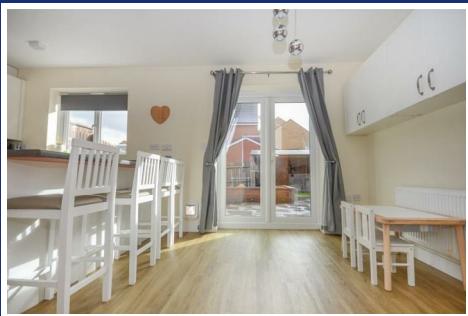
Council Tax: D



# 3 Poppy Close

## Lyde Green, Bristol, BS16 7HS

£350,000



### DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this modern built semi-detached home offering a secluded position within a quiet cul-de-sac on the sought after Lyde Green development. The well presented living accommodation comprises: entrance hall, cloakroom, lounge, kitchen/diner. To the first floor can be found 3 generous size bedrooms, master en-suite and a family bathroom. Externally there is a good size landscaped rear garden which is laid to artificial lawn and patio and off street parking for 2 cars to rear of property.

### ENTRANCE HALLWAY

Access via a composite opaque double glazed door, LVT Oak effect floor, under stair storage cupboard, radiator, stairs rising to first floor, doors leading to: cloakroom, lounge and kitchen/diner.

### CLOAKROOM

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

### LOUNGE

14'8" x 10'7" (4.47m x 3.23m)  
UPVC double glazed window to front, radiator, TV point.

### KITCHEN/DINER

17'9" x 10'2" (5.41m x 3.10m)  
UPVC double glazed window to rear, range of matt white wall and base units, laminate work top incorporating a breakfast bar, 1 1/2 stainless steel sink bowl unit, built in stainless steel electric double oven and gas hob, extractor fan hood, integrated dishwasher and washing machine, space for fridge

freezer, wall cupboard housing a Potterton boiler, 2 radiators, LVT Oak effect floor, UPVC double glazed French doors leading out to rear garden.

### FISRT FLOOR ACCOMMODATION:

#### LANDING

UPVC double glazed window to side, spindled balustrade, loft hatch with pull down ladder (loft partly boarded with light), doors leading to bedrooms and bathroom.

#### BEDROOM ONE

12'7" x 10'6" (3.84m x 3.20m)  
UPVC double glazed window to rear, fitted mirror fronted wardrobes, radiator, TV point, door to en-suite.

#### EN-SUITE

Large walk in shower enclosure housing mains controlled shower system and folding glass screen, close coupled W.C, pedestal wash hand basin, tiled effect floor, part tiled walls, shaver point, LED downlighters.

#### BEDROOM TWO

10'6" x 9'10" (3.20m x 3.00m)  
UPVC double glazed window to front, radiator, telephone point, TV point.

#### BEDROOM THREE

8'7" x 6'10" (2.62m x 2.08m)  
UPVC double glazed window to rear, radiator.

#### BATHROOM

Opaque UPVC double glazed window to rear, panelled bath with mains controlled shower over, pedestal wash hand basin, close coupled W.C,

chrome heated towel rail, extractor fan, LED downlighters, tiled effect floor, shaver point.

## OUTSIDE:

### REAR GARDEN

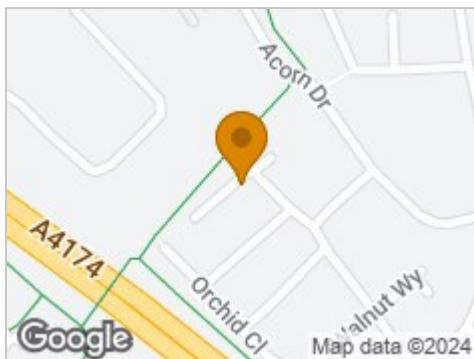
Landscaped low maintenance garden, good side patio leading to a 2 level artificial lawn, under cover seating area with fire pit, raised sleeper borders with LED feature spotlights, security light, water tap, double power socket, rear gated access to parking area, enclosed by boundary fencing,

### PARKING

Off street parking space for 2 cars (back to back) to rear of property.



## Road Map



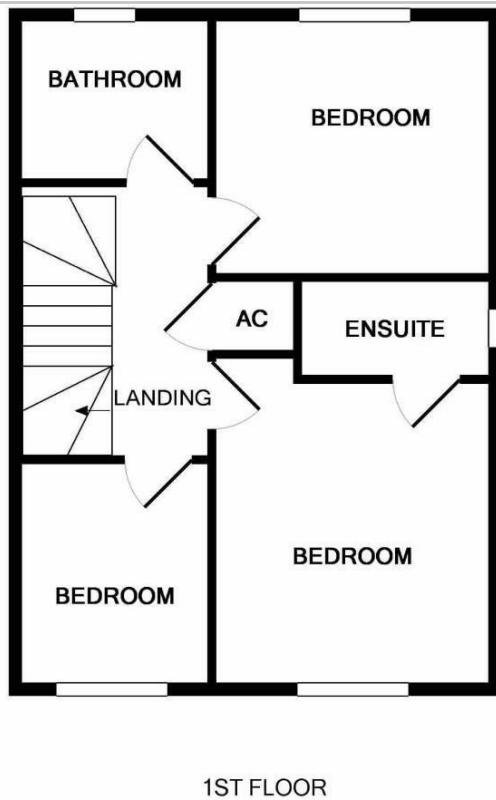
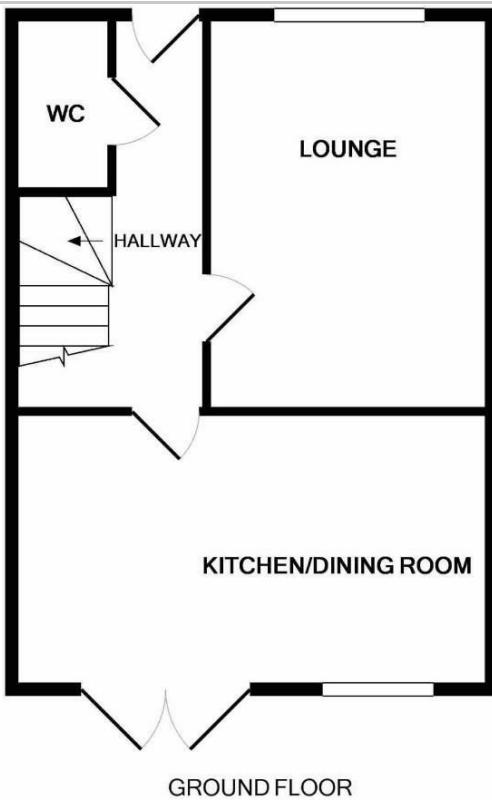
## Hybrid Map



## Terrain Map



## Floor Plan

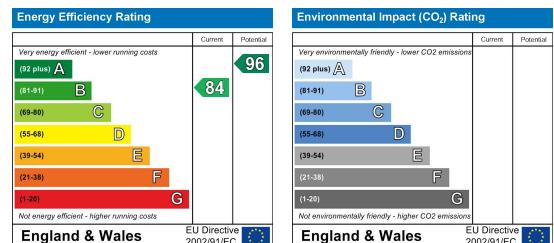


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.