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Valerian Street
Lyde Green, Bristol, BS16 7JF

Offers In Excess Of £375,000



Council Tax: C



29 Valerian Street

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DESCRIPTION

A stunning Barratt Homes built semi-detached home offering a quiet cul-de-sac position on the Lyde Green development with lovely open green outlook to front and within easy reach of all amenities. The spacious living accommodation comprises to the ground floor: entrance hall, cloakroom, 16ft lounge and modern fitted kitchen/diner with integrated appliances and French doors leading out to garden. To the first floor can be found 3 generous size bedrooms (master en-suite) and a family bathroom. The property further benefits from having the remainder of it's 10 year house warranty, double glazing and gas central heating, a low maintenance landscaped garden with cabin/garden room which makes an ideal home office, large 20ft garage with power and light and driveway providing off street parking.

The development currently has it's own Primary school and soon to open Secondary school and has several local parks and a nature reserve. David Lloyd Health Club is a short walk away which offers a fantastic range of Leisure facilities for families. There are excellent transport links with easy access in and out of Bristol via The Avon Ring Road and Bristol Cycle Path, Metro Bus service and having The Park and Ride within the development. The neighbouring area of Emersons Green is a short distance away which provides access to a retail shopping centre and several pubs and restaurants.

ENTRANCE HALLWAY

Access via a composite double glazed door, radiator, wood effect LVT flooring, stairs rising to first floor, doors leading to cloakroom and lounge.

CLOAKROOM

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

LOUNGE

16'2" x 11'8" (4.93m x 3.56m)

Dual aspect UPVC double glazed windows to front and side, double radiator, feature wood panelling to dado height, TV point, door leading through to kitchen/diner.

KITCHEN/DINER

15'0" x 10'6" (4.57m x 3.20m)

UPVC double glazed window to rear, range of fitted cream high gloss wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in Zanussi electric oven and gas hob, stainless steel extractor fan hood. integrated fridge freezer, integrated dishwasher and washing machine, feature wood panelled wall, radiator, wood effect LVT flooring, UPVC French doors leading out to rear garden.

FIRST FLOOR LANDING

Loft hatch, spindled balustrade, radiator, built in storage cupboard, doors leading through to bedrooms and bathroom.

BEDROOM ONE

14'0" x 8'5" (4.27m x 2.57m)

UPVC double glazed window to front, radiator, feature wood panelling to wall, door leading to en-suite.

EN-SUITE

Opaque UPVC double glazed window to side, pedestal wash hand basin, close coupled W.C, shower enclosure housing Triton electric shower system, part tiled walls, extractor fan, radiator, shaver point.

BEDROOM TWO

10'10" x 8'6" (3.30m x 2.59m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

8'9" x 6'3" (2.67m x 1.91m)

UPVC double glazed window to front, wood feature panelling to dado rail, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: pedestal wash hand basin, close coupled W.C., panelled bath, part tiled walls, extractor fan.

OUTSIDE:

REAR GARDEN

Landscaped low maintenance garden, split level paved patio, water tap, power socket, 2 outside

lights to back of house, 2 additional lights to side of garage, side gated access, double door access to cabin/garden room., garden enclosed by boundary fencing.

CABIN/GARDEN ROOM

15'0" x 10"6" (4.57m x 3.05m'1.83m)

Located to back of garden, timber framed with power and light, heating panel to ceiling, oak effect floor, ideal home office space.

FRONT GARDEN

Area laid to loose bark chippings, borders to stone chippings, paved pathway to entrance.

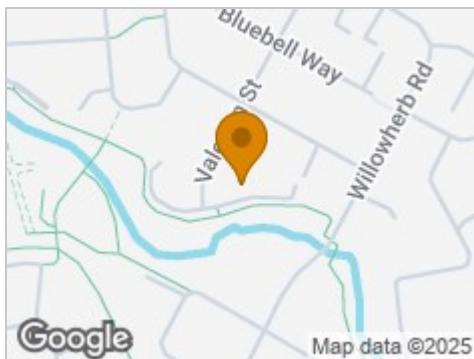
GARAGE

20'5" x 10'5" (6.22m x 3.18m)

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



Road Map



Hybrid Map



Terrain Map



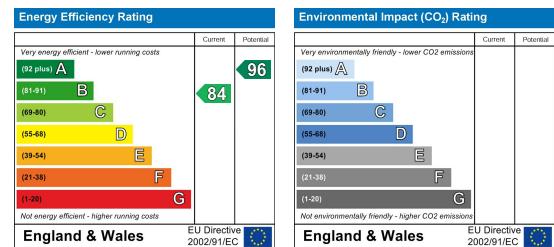
Floor Plan



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.