

HUNTERS[®]

HERE TO GET *you* THERE



Cottongrass Road

Lyde Green, Bristol, BS16 7NY

£390,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this Taylor Wimpey "Gosford" design well presented semi-detached house which is located in the popular area of Lyde Green.

The property is conveniently positioned for access onto the Avon ring road, for major commuting routes, for the Bristol cycle path and for the amenities of both Emersons Green and Lyde Green. These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices. The David Lloyd Health and Leisure club and the primary and secondary schools which are due to be opened in 2026 are also situated within easy walking distance.

The accommodation comprises to the ground floor; entrance hall, lounge, a well appointed kitchen/diner and cloakroom. The kitchen/diner is fitted with a range of white high gloss wall and base units which incorporate appliances which include a stainless steel double electric oven, four ring ceramic hob, fridge freezer, dishwasher and washing machine. uPVC double glazed French doors lead into the rear garden.

To the first floor there is a bathroom with an over bath shower and three bedrooms. The master bedroom has the benefit of having an en suite.

Externally to the front of the property there is off street parking with an electric car charging point and a garage with power and light and access into the south facing rear garden. The well maintained, low maintenance garden is laid to paved patio, composite decking and artificial lawn with well tended herbaceous borders.

Additional benefits include; uPVC double glazed windows and gas central heating.

An internal viewing appointment is highly encouraged to fully appreciate what this super property has to offer.

ENTRANCE

Via a composite door with an opaque glazed central window, leading into an entrance hall.

ENTRANCE HALL

Storage cupboard, LVT flooring, stairs leading to first floor accommodation and door leading into lounge.

LOUNGE

13'9" x 12'0" (4.19m x 3.66m)

uPVC double glazed window to front, TV aerial, double radiator, door leading into kitchen/diner.

KITCHEN/DINER

15'5" x 9'3" (4.70m x 2.82m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, one and a half bowl sink drainer with mixer tap, range of white high gloss fitted wall and base units with soft close doors and drawers and incorporating integral appliances to include a stainless steel double electric oven, four ring ceramic hob with stainless steel cooker hood over, fridge freezer, washing machine and dishwasher, tiled splash backs, square edged work surface with up stand, under stairs storage cupboard, double radiator, LVT flooring, door leading into cloakroom and uPVC double glazed French doors leading into rear garden.

CLOAKROOM

White suite comprising; W.C. and wash hand basin with chrome mixer tap, half tiled walls, single radiator, LVT flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, doors leading into all first floor rooms.

BEDROOM ONE

12'1" x 11'2" (3.68m x 3.40m)

uPVC double glazed window to front, single radiator, door leading into en suite.

EN SUITE

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with a chrome shower system, tiled splash backs, shaver point, chrome heated towel rail.

BEDROOM TWO

10'7" x 8'6" (3.23m x 2.59m)

uPVC double glazed window to rear, single radiator.

BEDROOM THREE

11'5" x 6'5" (3.48m x 1.96m)

uPVC double glazed window to rear, single radiator.

BATHROOM

6'6" x 5'5" (1.98m x 1.65m)

White suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and chrome shower system with monsoon shower head, hand held attachment and side splash screen, tiled splash backs, light activated extractor fan, chrome heated towel rail.

OUTSIDE

FRONT

Mainly laid to loose shingle with a paved path leading to main entrance.

GARAGE

20'7" x 10'2" (6.27m x 3.10m)

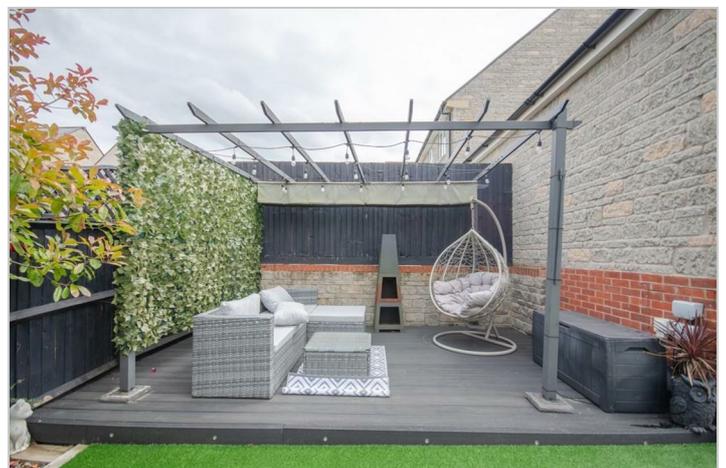
Metal up and over door, power and light, half opaque glazed composite door leading into rear garden.

OFF STREET PARKING

Area laid to Tarmacadam in front of the garage with electric car charging point.

REAR GARDEN

South facing with a paved patio leading to an area which is laid to artificial lawn with herbaceous borders and raised sleeper borders displaying a variety of flowers and shrubs, a composite decking to the rear with metal framed pergola, water tap, outside lighting, wooden gate providing side pedestrian access, garden surrounded by a boundary wall and wooden fencing.



Road Map



Hybrid Map



Terrain Map



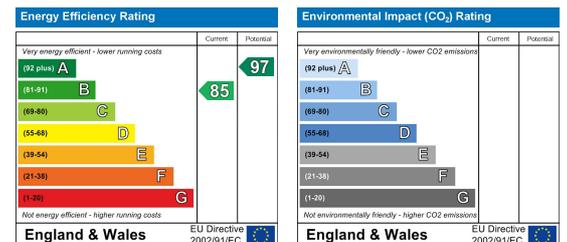
Floor Plan



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.