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Marigold Close

Lyde Green, Bristol, BS16 7GU

£430,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this impressive modern Taylor Wimpey Homes built detached home offering a quiet secluded position within the highly desirable family-friendly Lyde Green development.

The property is beautifully presented throughout and has been much improved by its current owners to include a new kitchen and stunning side extension to ground floor level to enhance space and functionality which is ideal for modern lifestyles.

The spacious living accommodation comprises to the ground floor: entrance hallway, cloakroom, 16ft lounge with French doors leading out to garden, recently installed kitchen/breakfast room with a range of integrated appliances, stylish quartz work tops with matching breakfast bar with opening that leads through to the recent addition of a stunning side extension which is currently used as a dining room which has a lantern skylight letting in a fantastic amount of light and additional French doors that lead out to the garden.

Upstairs, you will find three well-proportioned bedrooms, a stylish family bathroom and en-suite to the master bedroom.

Externally the property benefits from a well tended corner garden laid to lawn and patio, a large single garage and parking space to front of garage.

Lyde Green ample green spaces including several children play parks, there is plenty of local amenities to include: a community centre with coffee shop, primary school and the construction shortly of a new secondary school. David Lloyd Health club, Park and Ride, Sainsburys local and a new Italian restaurant is a short walk away. There is also easy access to the neighbouring development of Emersons Green with its retail Park offering a variety of shops, coffee shops and restaurants. The area is well-connected making commuting straight forward, there is easy access onto The Ring Road and motorways networks and access to Bristol City centre whilst having direct access onto the Bristol-Bath Cycle Pathway.

ENTRANCE HALLWAY

Access via a composite opaque double glazed door, built in storage cupboard with hanging rail, double radiator, engineered oak floor, stairs rising to first floor, doors leading to cloakroom, lounge and kitchen/breakfast room.

CLOAKROOM

Close coupled W.C, wall hung wash hand basin, tiled floor, part tiled walls.

LOUNGE

16'8" x 10'1" (5.08m x 3.07m)

UPVC double glazed window to front, UPVC French doors with matching side window panels to side leading out to garden, double and single radiators, engineered oak floor.

KITCHEN/BREAKFAST ROOM

16'9" x 9'11" (5.11m x 3.02m)

Dual aspect UPVC double glazed windows to front and side, re-fitted approx 1 year ago with a stylish range of fitted wall and base units, Quartz work top with matching breakfast bar and upstands, sink bowl unit with mixer tap, built in stainless steel AEG electric oven and 5 ring gas hob, stainless steel extractor fan hood, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, under unit lighting, LVT wood effect flooring, opening leading through to extension/dining room.

DINING ROOM (EXTENSION)

13'6" x 9'4" (4.11m x 2.84m)

Extension to side constructed approx 1 year ago, currently displayed as a dining room, UPVC double glazed window to side, roof lantern, LED downlighters, LVT wood effect flooring, double radiator, UPVC double glazed French doors leading out to garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, spindled balustrade, radiator, doors leading to bedrooms and bathroom.

Tel: 0117 956 1234

BEDROOM ONE

12'7" x 10'2" (3.84m x 3.10m)

Dual aspect UPVC double glazed windows to front and side, radiator, fitted oak wardrobe, door to en-suite.

EN-SUITE

Modern suite comprising: shower enclosure with glass sliding door, mains controlled shower system, vanity unit with wash hand basin inset, close coupled W.C, tiled walls and floor, LED downlighters, chrome heated towel radiator.

BEDROOM TWO

9'11" x 9'6" (3.02m x 2.90m)

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

BEDROOM THREE

10'0" x 7'0" (3.05m x 2.13m)

UPVC double glazed window to side, radiator.

BATHROOM

Opaque UPVC double glazed window to front, panelled bath with glass folding shower screen, mains controlled shower over, pedestal wash hand basin, close coupled W.C, tiled walls and floor, chrome heated towel radiator, LED downlighters.

OUTSIDE:

REAR GARDEN

Corner plot garden laid to lawn and patio, patio slabbed pathway, raised sleeper borders, well stocked with plants and shrubs, water tap, outside light, courtesy door to garage, side gated access, enclosed by boundary fencing.

GARAGE

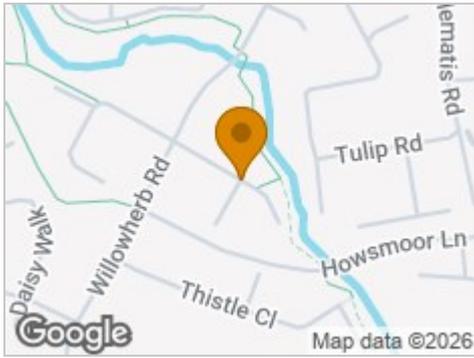
Large single garage to rear of property, up and over door, power and light, off street parking space to front of garage.

ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



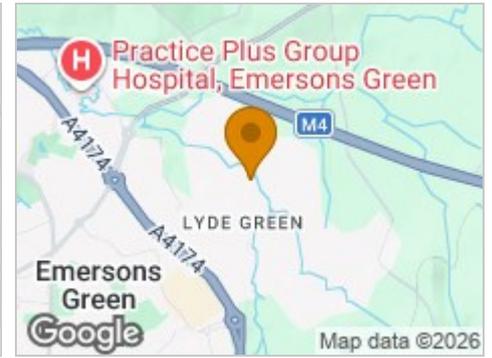
Road Map



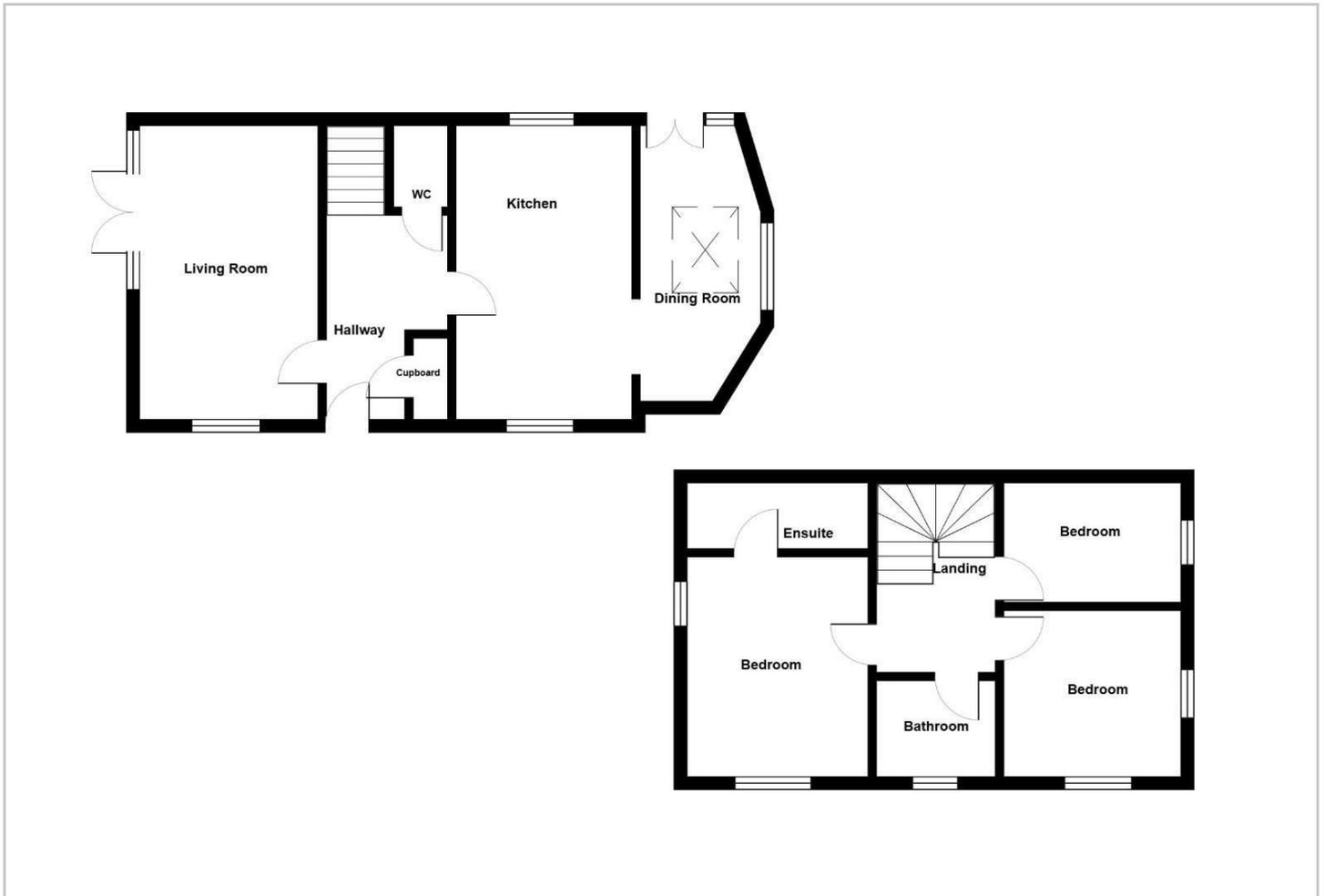
Hybrid Map



Terrain Map



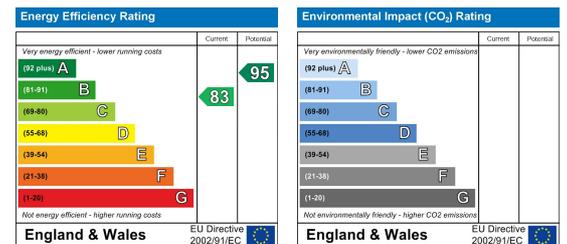
Floor Plan



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.