

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cottongrass Road

Lyde Green, Bristol, BS16 7NY

£395,000



Council Tax: D



# 24 Cottongrass Road

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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 to include a stainless steel electric oven, four ring gas hob, a tall 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, a garage with power and light and access into the rear garden. The low maintenance garden is laid to paved patio, and artificial lawn with 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 an opaque glazed panelled composite door, leading into an entrance hall.

## ENTRANCE HALL

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

## LOUNGE

13'9" x 12'1" (4.19m x 3.68m)

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

## KITCHEN/DINER

15'5" 9'4" (4.70m 2.84m)

uPVC double glazed window to rear, stainless steel one and a half bowl sink drainer with chrome mixer tap, range of fitted white high gloss wall and base units with soft close doors and drawers incorporating a stainless steel electric oven, four ring gas hob with extractor fan over, dishwasher, washing machine and tall fridge freezer, roll edged worksurface with upstand, cupboard housing a boiler supplying gas central heating and domestic hot water, under stairs storage cupboard, feature wooden wall panelling, radiator, uPVC double glazed French doors leading into rear garden and door leading into cloakroom.

## CLOAKROOM

White suite comprising; W.C. and wash hand basin with chrome mixer tap and tiled splash back, radiator.

## FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

## LANDING

Loft access, radiator, doors leading into all bedrooms and bathroom.

## BEDROOM ONE

12'1" widest point x 9'3" (3.68m widest point x 2.82m )

uPVC double glazed window to front, TV aerial point, radiator, door leading into en suite.

## EN SUITE

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash basin with chrome mixer tap, shower cubicle with an Aqualisa shower system, tiled splash backs.

## BEDROOM TWO

10'8" x 8'6" (3.25m x 2.59m)

uPVC double glazed window to rear, radiator.

## BEDROOM THREE

11'6" x 6'5" (3.51m x 1.96m)

uPVC double glazed window to rear, 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 a panelled bath with chrome mixer tap, over bath shower and side splash screen, tiled splash backs, radiator.

## OUTSIDE

### FRONT GARDEN

Small area of lawn with paved path leading to a covered entrance with outside lighting.

### OFF STREET PARKING

Tarmacadam driveway providing an off street parking space.

### GARAGE

Single sized garage with metal up and over door and power and light

### REAR GARDEN

Paved patio leading to an area that is laid to artificial lawn, sleeper borders displaying small shrubs, water tap, outside lighting, side wooden gate providing pedestrian access,



## Road Map



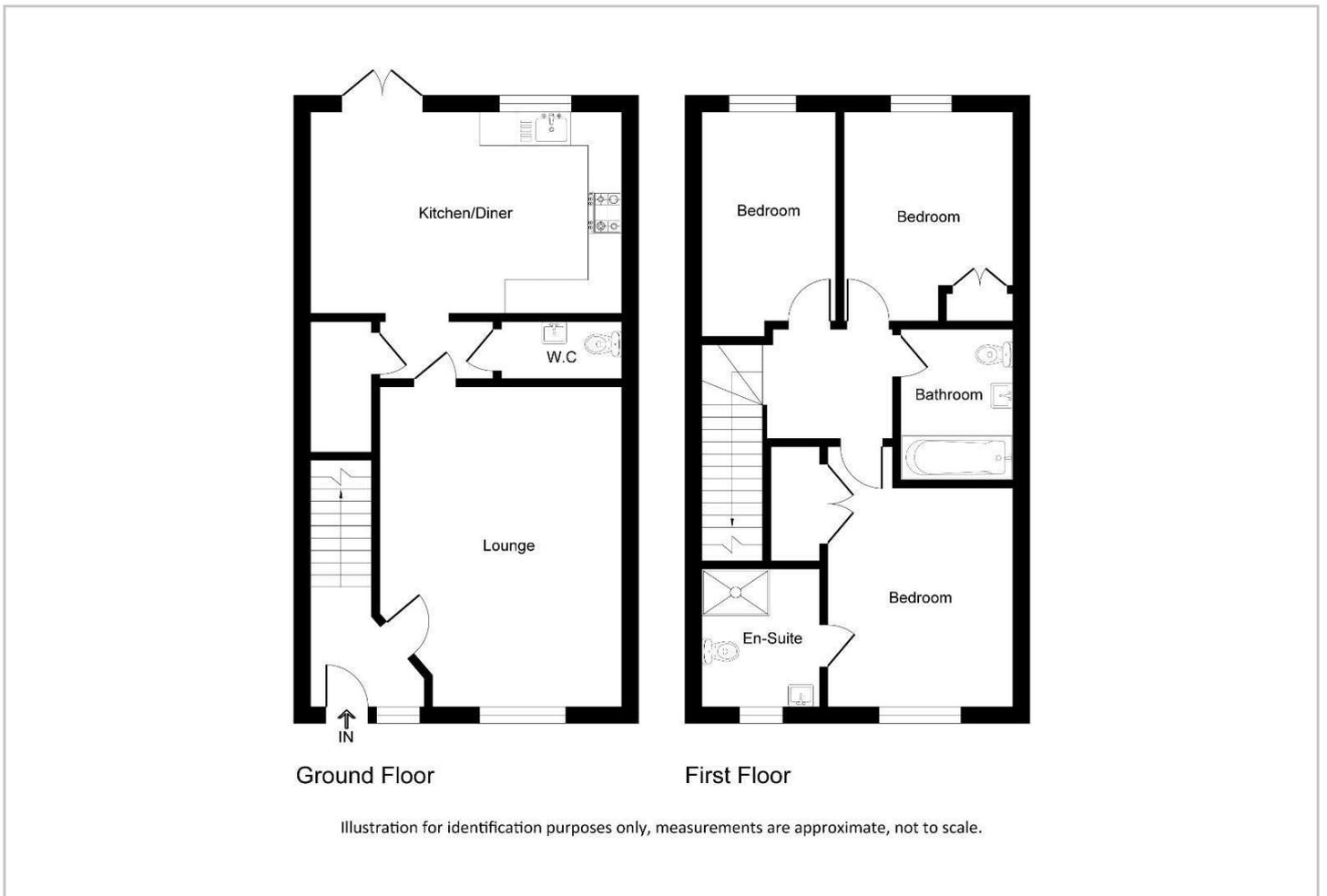
## Hybrid Map



## Terrain Map



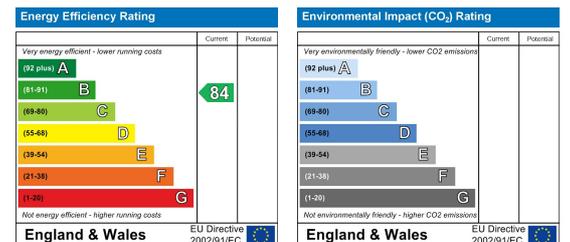
## Floor Plan



## 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.