

HUNTERS®

HERE TO GET *you* THERE



Pear Tree Way

Lyde Green, Bristol, BS16 7FY

Offers In The Region Of £565,000



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Council Tax:



47 Pear Tree Way

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented executive style detached family home which occupies a secluded position on this popular development and situated within easy walking distance of Lyde Green Primary School.

The property is also located within easy reach of the Avon ring road, for major commuting routes, for amenities, and the David Lloyd Health and Leisure Club.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

Some of the rooms have dual aspect windows which allow sunlight to flood in at most times of the day.

In our opinion this property would ideally suit a growing family due to the spacious accommodation it offers which comprises to the ground floor; entrance hall, cloakroom, study, lounge and a large kitchen/diner. The kitchen is fitted with an extensive range of white high gloss wall and base units and incorporates an integral double electric oven with four ring gas hob, a tall fridge freezer, washing machine and dishwasher. Both the lounge and kitchen/diner have uPVC double glazed French doors leading into the rear garden.

The study offers a room with versatility as it could also be used as a dining room, a child's play room or an additional bedroom.

To the first floor there is a family bathroom and four double bedrooms. the master bedroom has the benefit of having built in sliding fronted wardrobes and an en suite.

Externally to the rear of the property there is a generous sized private rear garden which is mainly laid to lawn and paved patio and access into the garage.

The garage measures 20'9" x 9'3" has power and light and storage space. Positioned in front of the garage is an area which is laid to Tarmac providing two off street parking spaces.

Additional benefits include; smooth ceilings throughout the property, gas central heating and uPVC double glazed windows.

An internal inspection is highly recommended to fully appreciate what this super property has to offer.

ENTRANCE

Via a part opaque glazed composite door leading into entrance hall.

ENTRANCE HALL

uPVC double glazed window to rear, two under stairs storage cupboards, double radiator, tiled floor, staircase leading to first floor accommodation and doors leading into cloakroom, study, lounge and kitchen/diner.

CLOAKROOM

Opaque uPVC double glazed window to side, consumer unit, white suite comprising; W.C. and wash hand basin with chrome mixer tap, tiled splash backs, single radiator, tiled floor.

STUDY

11'2" x 10'0" (3.40m x 3.05m)

Dual aspect uPVC double glazed windows, double radiator, wood effect floor.

LOUNGE

14'8" x 14'6" (4.47m x 4.42m)

Dual aspect uPVC double glazed windows, feature fireplace housing an electric pebble and flame effect fire, TV aerial point, two double radiators, uPVC double glazed French doors leading into rear garden.

KITCHEN/DINER

22'4" x 11'1" (6.81m x 3.38m)

Dual aspect uPVC double glazed windows, stainless steel one and a half bowl sink drainer with chrome mixer tap and professional hose, tiled splash backs, extensive range of white high gloss fitted wall and base units with soft close doors and drawers, low level feature pelmet lighting and incorporating an integral stainless steel electric double oven with four ring gas hob and stainless steel cooker hood, dishwasher, washing machine and tall fridge freezer, roll edged worksurface, cupboard housing a boiler supplying gas central heating, double radiator, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMODATION

Tel: 0117 956 1234

LANDING

uPVC double glazed window to rear, airing cupboard, doors leading into all bedrooms and bathroom.

MASTER BEDROOM

19'9" narrowing to 12'3" x 11'2" narrowing to 3'8" (6.02m narrowing to 3.73m x 3.40m narrowing to 1.12)
Dual aspect uPVC double glazed windows, range of built in sliding fronted wardrobes with hanging rails and shelving, TV aerial point, double radiator, door leading into en suite.

EN SUITE

Opaque uPVC double glazed window to side, 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, single radiator.

BEDROOM TWO

14'9" x 10'1" (4.50m x 3.07m)
Dual aspect uPVC double glazed windows, double radiator, built in single wardrobe.

BEDROOM THREE

10'0" x 9'6" (3.05m x 2.90m)
Dual aspect uPVC double glazed windows, loft access, single radiator.

BEDROOM FOUR

11'4" x 8'7" (3.45m x 2.62m)
uPVC double glazed window to front, over stairs storage cupboard with hanging rail, single radiator.

BATHROOM

7'7" x 6'2" (2.31m x 1.88m)

Opaque uPVC double glazed window to side, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap with shower attachment, tiled splash backs, double radiator.

OUTSIDE

FRONT

Small herbaceous area, path leading to main entrance.

REAR GARDEN

Paved patio leading to an area which is laid mainly to lawn and surrounded by a boundary wall and wooden fencing, water tap, lighting, wooden gate providing pedestrian access and courtesy door leading into garage.

GARAGE

20'9" x 9'3" (6.32m x 2.82m)

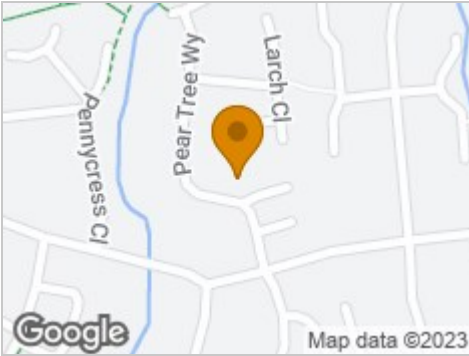
Metal up and over door, power and light, high level storage space.

OFF STREET PARKING

An area laid to Tarmacadam located in front of the garage providing two off street parking spaces.



Road Map



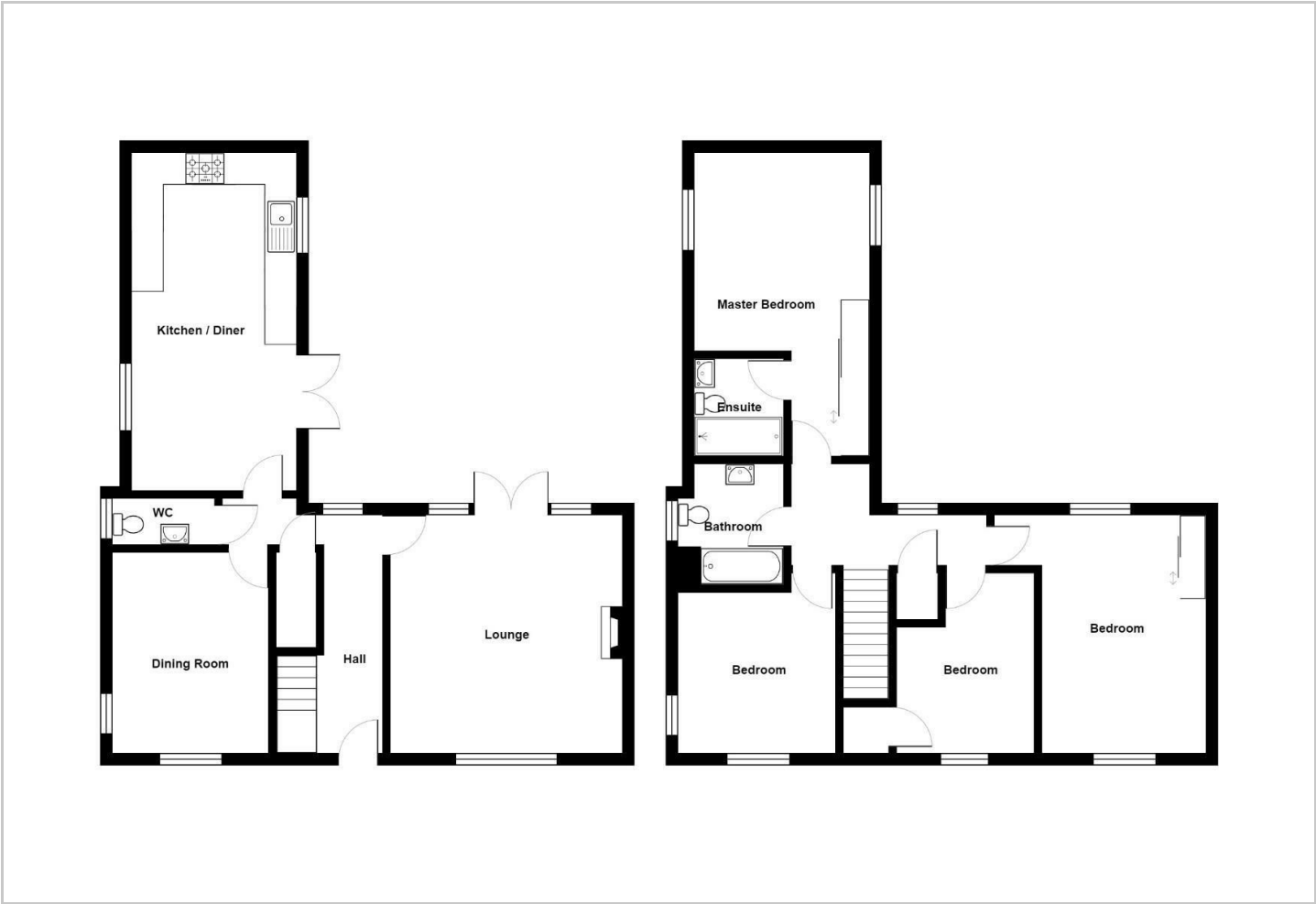
Hybrid Map



Terrain Map



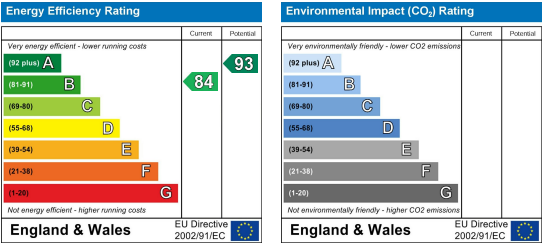
Floor Plan



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.