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## Acorn Drive

Lyde Green, Bristol, BS16 7HQ

£380,000



Council Tax: D



# 33 Acorn Drive

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£380,000



### DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this modern built 3 double bedroom semi-detached home located within the popular Lyde Green development. Located conveniently for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. The property is conveniently positioned a short walk to the amenities of Lyde Green to include schools, shops and restaurant and within close proximity of David Lloyd Health club. The amenities of Emersons Green are also situated within easy reach and include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

Immaculately presented throughout the spacious living accommodation is displayed over three floors comprises to the ground floor: entrance hall, kitchen/diner with integrated appliances. lounge with French doors leading out to rear garden. To the first floor can be found 2 double sized bedrooms and a modern family bathroom. A staircase leads up to the second floor which consists of an impressive 23ft master bedroom with en-suite shower room.

The property further benefits from having a well tended rear garden laid to patio and lawn, garage and 2 off street parking spaces.

### ENTRANCE HALLWAY

Opaque double glazed composite door, LVT oak effect flooring, under stair storage cupboard, stairs rising to first floor, doors leading to cloakroom, kitchen and lounge.

### CLOAKROOM

Opaque UPVC double glazed window to front, pedestal wash hand basin, close coupled W.C, part tiled walls, tiled floor, radiator.

### KITCHEN/DINER

15'9" x 8'8" (4.80m x 2.64m)

UPVC double glazed window to front, tiled effect flooring, radiator, range of fitted wall and base units with oak effect laminate work top, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel electric double oven and gas hob, stainless steel extractor fan hood, integrated dishwasher and washing machine, space for fridge freezer, wall cupboard housing a Potterton boiler.

### LOUNGE

15'9" x 10'9" (4.80m x 3.28m)

UPVC double glazed French doors leading out to rear garden with matching side window panel, oak effect LVT flooring, TV point, radiator.

### FIRST FLOOR ACCOMMODATION:

#### LANDING

Built in airing cupboard housing hot water tank, radiator, stairs rising to second floor, doors leading to bathroom, bedroom 2 and bedroom 3.

#### BEDROOM TWO

15'9" x 11'10" (4.80m x 3.61m)

UPVC double glazed window to rear, radiator.

#### BEDROOM THREE

14'8" (max) x 8'9" (4.47m (max) x 2.67m)

UPVC double glazed window to front, radiator.

#### BATHROOM

Opaque UPVC double glazed window to front, suite comprising: panelled bath with glass shower screen, mains controlled shower system over, pedestal wash hand basin, close coupled W.C, LED

downlighters, extractor fan, chrome heated towel radiator.

## SECOND FLOOR ACCOMMODATION:

### MASTER BEDROOM

23'2" (max) x 12'0" (max) (7.06m (max) x 3.66m (max))

UPVC double glazed dormer window to front, Velux window to rear, 2 radiators, cupboard access to eave storage, TV and telephone points, door to en-suite.

### EN-SUITE

Velux window to rear, close coupled W.C, pedestal wash hand basin, shower enclosure with glass folding door entry and housing a mains controlled shower system, part tiled walls, tiled floor, extractor fan, LED downlighters, shaver point, chrome heated towel radiator.

### OUTSIDE:

### REAR GARDEN

Split level garden with section laid to patio and lawn, raised sleeper borders with array of plants and shrubs, water tap, timber framed shed, side gated access, enclosed by boundary fencing.

### GARAGE

20'4" x 10'3" (6.20m x 3.12m)

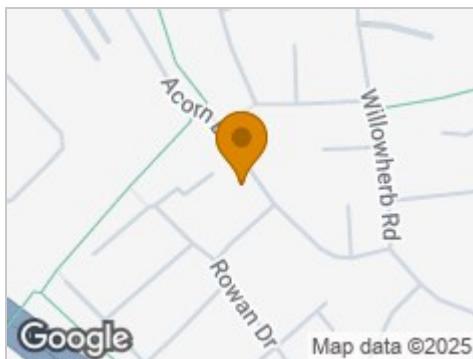
Large single garage within rank, up and over door access.

### OFF STREET PARKING

Brick paved driveway providing off street parking for 2 cars.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### 33 Acorn Drive, Emersons Green, Bristol, BS16 7HQ

Approximate Gross Internal Area = 110.25 sq m / 1186.72 sq ft

Garage Area = 19.34 sq m / 208.17 sq ft

Total Area = 129.59 sq m / 1394.89 sq ft

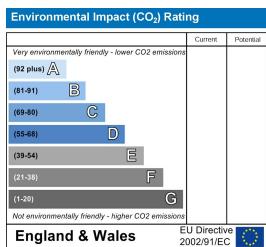
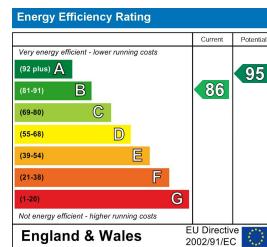


Illustration for identification purposes only, measurements and approximate, not to scale.

## 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.