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HERE TO GET *you* THERE



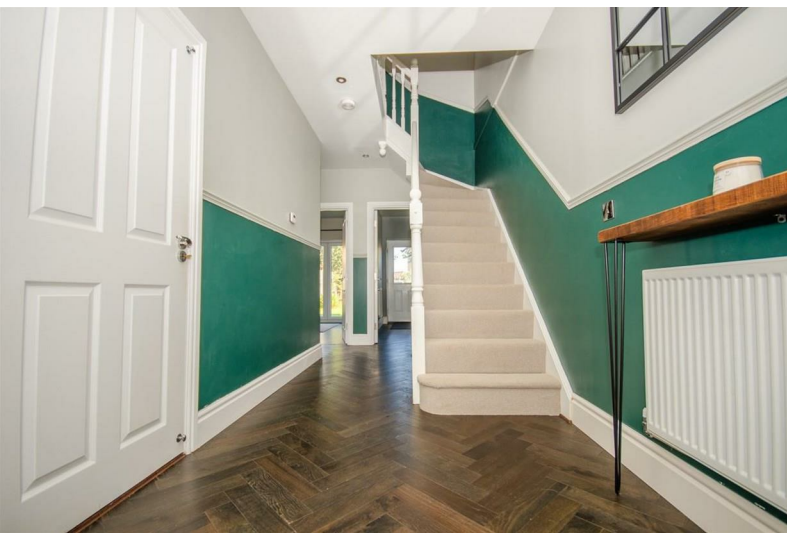
Willowherb Road

Lyde Green, Bristol, BS16 7GB

£425,000



Council Tax: E



70 Willowherb Road

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this very well presented semi-detached Town House located within the sought after Lyde Green development. The property is handily placed a short walk to Lyde Green Primary school, the Park & Ride for the Metrobus service and David Lloyd fitness club. The development is also well serviced for the amenities of nearby Emersons Green with the local retail park with it's array of shops being in close walking distance.

Constructed by the builder Charles Church the property is cleverly designed to create a large amount of living space which is displayed over 3 floors with high ceilings throughout. The well presented accommodation comprises to the ground floor: entrance hall, utility, cloakroom and bedroom four/study with bi-folds leading out to garden. To the first floor can be found a large lounge with Juliet balcony that over looks the garden and a kitchen/diner with French doors leading out to a balcony with ample seating space. A turning staircase leads to the second floor which consists of 2 double size bedrooms and a generous sized single bedroom, master en-suite shower room and a family bathroom.

The property further benefits from having: double glazing, gas central heating, a well tended low maintenance rear garden laid to artificial lawn and patio, driveway providing an off street parking space to front and a large integral garage.

ENTRANCE

Access via an opaque double glazed composite door, UPVC double glazed window to front, picture rail, LED downlighters, engineered herringbone

design flooring, stairs rising to first floor accommodation, courtesy door to garage, doors leading through to: cloakroom, utility and bedroom 4.

CLAOKROOM

Close coupled W.C, pedestal wash hand basin, tiled floor, extractor fan, radiator.

BEDROOM FOUR/STUDY

11'9" x 10'11" (3.58m x 3.33m)

Double glazed bi-folding doors leading out to rear garden, wood effect laminate flooring, radiator.

UTILITY

11'0" x 5'4" (3.35m x 1.63m)

Radiator, engineered oak herringbone design flooring, single stainless steel sink bowl unit with mixer tap, space for washing machine and tumble dryer, wall cupboard housing Ideal combination boiler, extractor fan, door to garden

FIRST FLOOR LANDING

Double radiator, LED downlighters, over stair storage cupboard, turning staircase rising to second floor accommodation, doors leading to lounge and kitchen/diner

LOUNGE

17'5" x 11'1" (5.31m x 3.38m)

UPVC double glazed window to rear, double radiator, UPVC double glazed French doors leading to Juliet balcony.

KITCHEN

17'5" x 10'9" (5.31m x 3.28m)

UPVC double glazed window to front, double radiator, range of high gloss cream wall and base

Tel: 0117 956 1234

units, 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, space for dishwasher, UPVC double glazed French doors leading out to balcony.

BALCONY

Laid to decking, enclosed by glass balustrade.

SECOND FLOOR LANDING

Opaque UPVC double glazed window to side, built in cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

14'7" x 9'7" (4.45m x 2.92m)

UPVC double glazed window to front, radiator, door to en-suite.

EN-SUITE

UPVC double glazed window to front, close coupled WC, pedestal waah hand basin, shower enclosure housing a mains controlled shower system, heated towel radiator, extractor fan, tiled floor, part tiled walls.

BEDROOM TWO

11'5" x 10'0" (3.48m x 3.05m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

9'5" x 7'5" (2.87m x 2.26m)

UPVC double glazed window to rear, radiator.

BATHROOM

Twin gripped panelled bath, glass shower screen, Mira electric shower over, part tiled walls, chrome heated towel radiator, extractor fan.

OUTSIDE:

REAR GARDEN

Laid to artificial lawn, patio, plant borders, security light, side gated access, enclosed by boundary fencing.

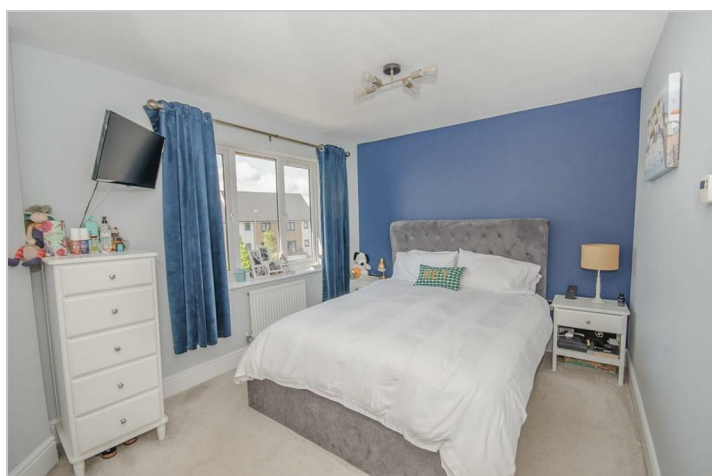
GARAGE

20'0" x 10'5" (6.10m x 3.18m)

Large integral garage, up and over door, power and light.

DRIVEWAY

Laid to tarmac, providing off street parking space



Road Map



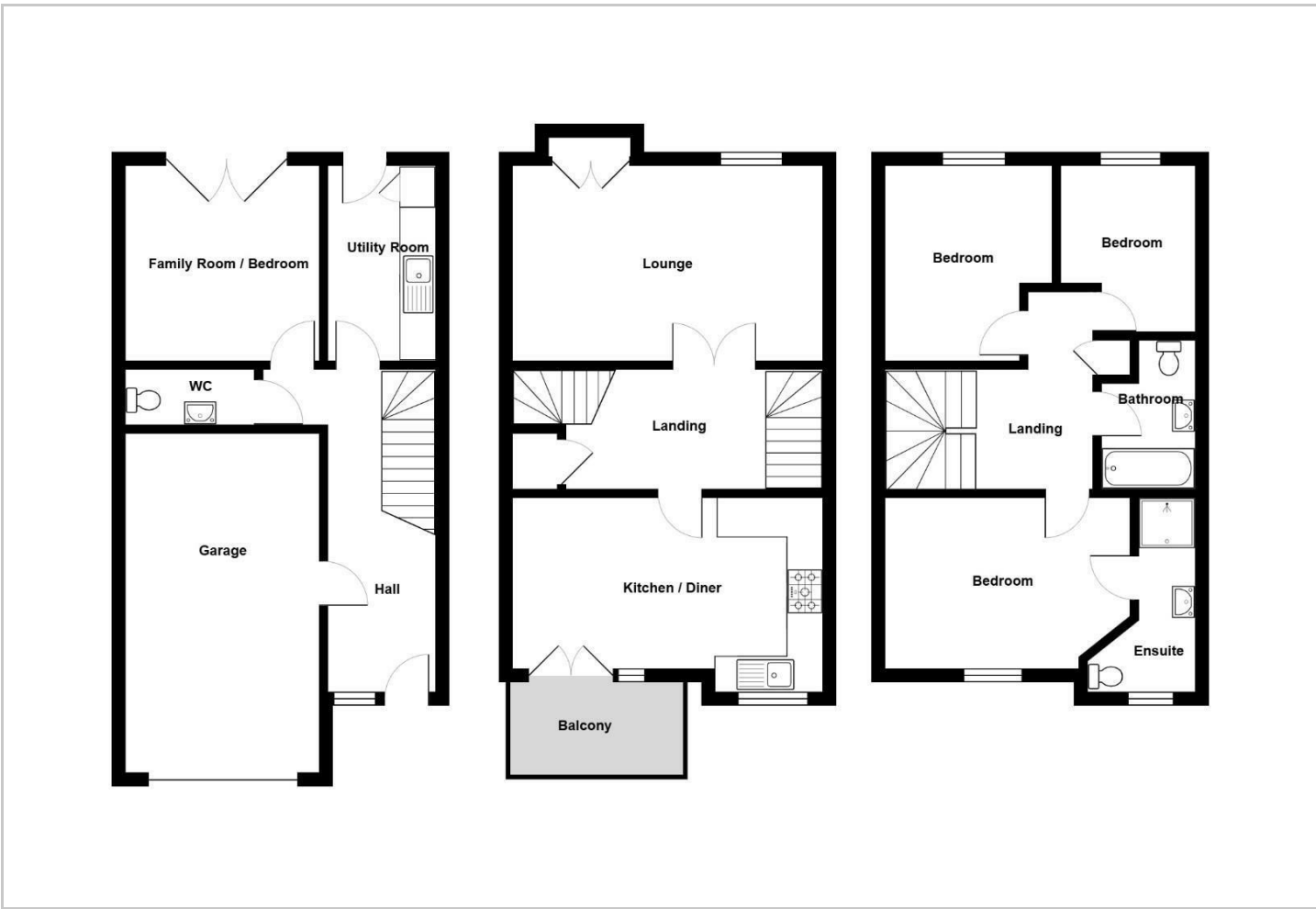
Hybrid Map



Terrain Map



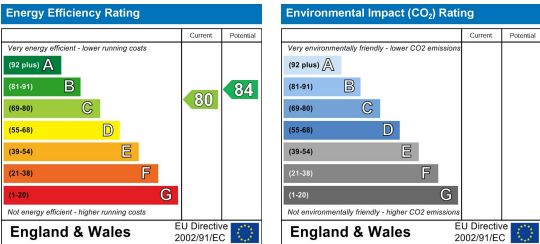
Floor Plan



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.