

HUNTERS®

HERE TO GET *you* THERE



Sundew Road
Lyde Green, Bristol, BS16 7LQ

£525,000

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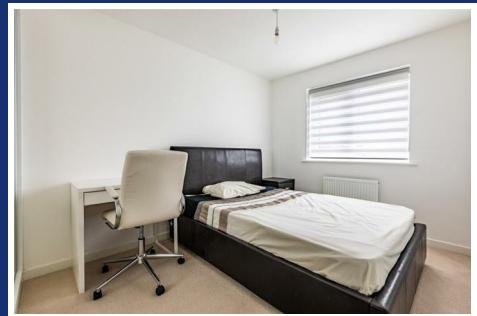
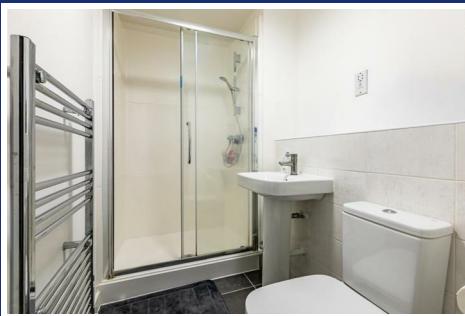
Council Tax: F



4 Sundew Road

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DESCRIPTION

An impressive four double bedroom detached family home, ideally positioned within the highly sought-after Lyde Green development.

The property offers spacious well presented living accommodation,. The ground floor offers a welcoming entrance hallway, a convenient WC/utility room, a separate study, and a generously proportioned living room with a separate dining room, both featuring French doors opening onto the rear garden. A modern fitted kitchen complete with a range of integrated appliances, ideal for family living and entertaining.

To the first floor are four well-proportioned double bedrooms, including a spacious master bedroom with en-suite shower room, alongside a contemporary family bathroom.

Externally, the property benefits from a good-sized rear garden, mainly laid to lawn with a full-width patio area, perfect for outdoor dining. Further advantages include a double garage and a driveway providing parking for two vehicles.

Location

The property is conveniently located close to local amenities, Park & Ride facilities, David Lloyd leisure centre, and well-regarded schools, with easy access to Emersons Green and its range of shops and services.. There is easy access to the Bristol Ring Road and major transport links such as the M32, M4, M5 and Parkway Station and access to Bristol-Bath Cycle Path.

ENTRANCE HALLWAY

Radiator, under stair storage cupboard, stairs rising

to first floor, doors leading to: study, W.C/utility, kitchen and living room.

STUDY

8'7" x 10'0" (2.62m x 3.05m)
UPVC double glazed window to front, double radiator.

W.C/UTILITY ROOM

8'7" x 6'5" (2.62m x 1.96m)
White high gloss base units, laminate work top with sink bowl unit inset, close coupled W.C, integrated washing machine, tiled floor,

KITCHEN

10'10" x 15'6" (3.30m x 4.72m)
UPVC double glazed window to front, range of fitted white high gloss wall and base units, laminate work top incorporating 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel electric double oven and gas hob, extractor fan hood, integrated dishwasher, integrated fridge freezer, wall cupboard housing boiler, tiled floor, double doors leading through to dining room.

DINING ROOM

10'5" x 12'5" (3.18m x 3.78m)
UPVC double glazed French doors with matching side window panels leading out to rear garden.

LIVING ROOM

15'6" x 12'5" (4.72m x 3.78m)
UPVC double glazed French doors with matching side window panels leading out to rear garden, radiator, door to dining room.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, radiator, built in airing cupboard housing hot water tank, doors leading through to bedrooms and bathroom.

BEDROOM ONE

15'1" x 15'6" (4.60m x 4.72m)

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

EN-SUITE

Close coupled W.C, pedestal wash hand basin, shower enclosure with sliding door, mains controlled shower system, tiled floor, part tiled walls, chrome heated towel radiator, shaver point, extractor fan.

BEDROOM TWO

10'10" x 13'1" (3.30m x 3.99m)

UPVC double glazed window to front, fitted double mirror fronted wardrobe.

BEDROOM THREE

10'10" x 12'5" (3.30m x 3.78m)

UPVC double glazed window to rear, radiator, fitted mirror fronted wardrobes.

BEDROOM FOUR

8'7" x 12'5" (2.62m x 3.78m)

UPVC double glazed window to rear, fitted mirror fronted wardrobe, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: panelled bath, glass shower screen and

mains controlled shower over, tiled walls and floor, shaver point, chrome heated towel radiator, extractor fan.

OUTSIDE:

REAR GARDEN

Full width patio leading to a good sized lawn, borders laid to stone chippings, water tap, outside light, courtesy door to garage, side gated access, enclosed by boundary fencing.

FRONT GARDEN

Laid to lawn with plant borders, paved pathway to entrance.

DOUBLE GARAGE

21'0" x 20'1" (6.40m x 6.12m)

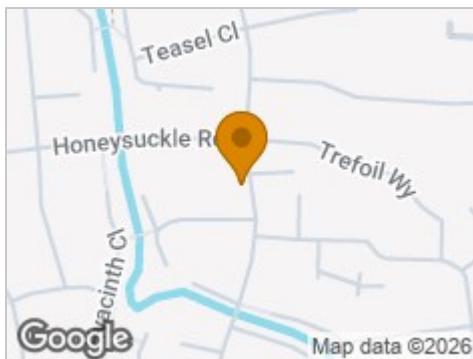
Two up and over doors, power and light.

DRIVEWAY

Tarmac driveway providing off street parking for 2 cars.



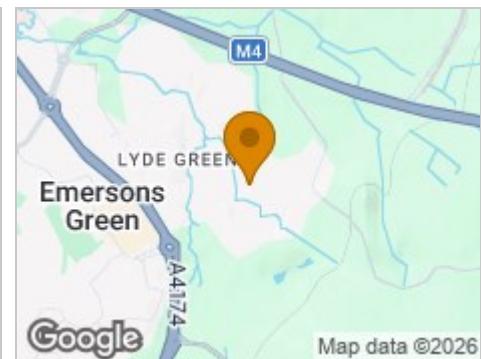
Road Map



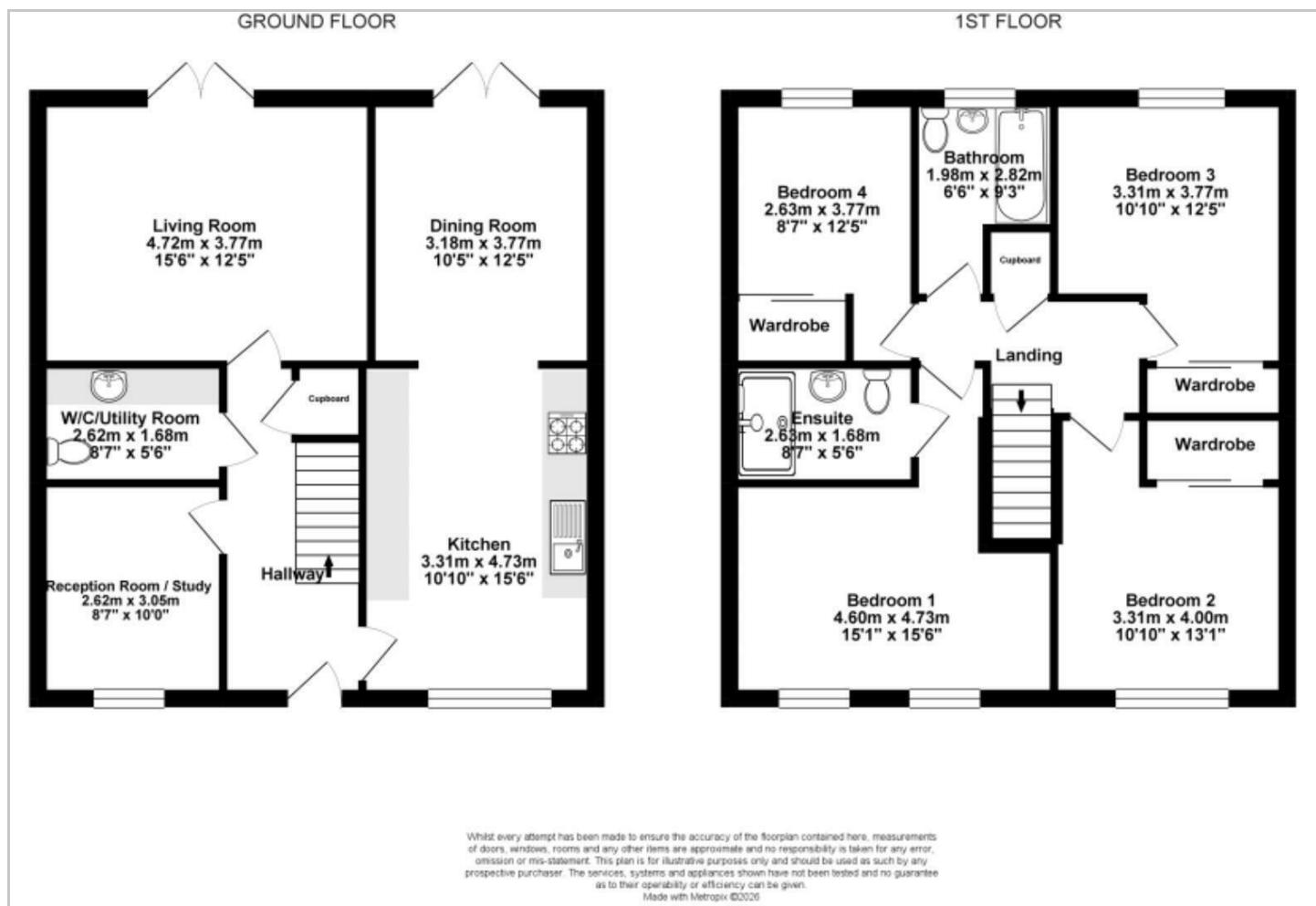
Hybrid Map



Terrain Map



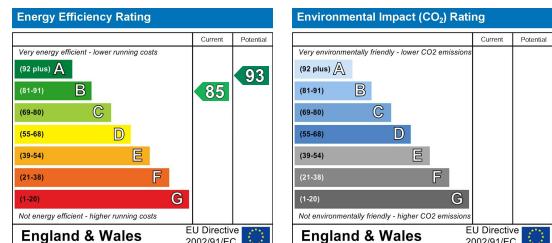
Floor Plan



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.