

# HUNTERS<sup>®</sup>

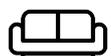
HERE TO GET *you* THERE



## Sundew Road

Lyde Green, Bristol, BS16 7LQ

£400,000

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Council Tax: D



# 2 Sundew Road

Lyde Green, Bristol, BS16 7LQ

£400,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented semi-detached property which is conveniently situated for access onto the Avon ring road, for major commuting routes and for the Metro bus service. The property is also located within easy reach of the amenities of Emersons Green, for the David Lloyd Health and Leisure Club and for the soon to be constructed primary and secondary schools.

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

The light and airy accommodation comprises to the ground floor; entrance hall, cloakroom, a large lounge with dual aspect windows and a generous sized kitchen/diner. The kitchen has uPVC double glazed French doors leading into the garden and is fitted with an extensive range of cream coloured high gloss wall and base units which incorporate integral appliances to include a stainless steel electric oven with four ring gas hob and stainless steel cooker hood, washer/dryer, dishwasher and tall fridge freezer.

To the first floor there is a family bathroom and three bedrooms. The master bedroom has the benefit of having an en suite.

Externally to the rear there is a low maintenance south facing garden which is laid mainly to paved patio and loose chippings and a single sized garage with power and light. Positioned in front of the garage is an area which is laid to Tarmacadam and provides two off street parking spaces.

Additional benefits include gas central heating and uPVC double glazed windows.

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

## ENTRANCE

Via a part glazed composite door, leading into an entrance hall.

## ENTRANCE HALL

Storage cupboard, radiator, Karndean floor, stairs leading to first floor accommodation and doors leading into cloakroom, lounge and kitchen/diner.

## CLOAKROOM

White suite comprising; W.C. and wash hand basin with chrome mixer tap, tiled splash backs, light activated extractor fan, Karndean floor.

## LOUNGE

16'8" x 9'8" (5.08m x 2.95m)

Dual aspect uPVC double glazed windows, TV aerial point, radiator.

## KITCHEN/DINER

16'8" x 9'10" (5.08m x 3.00m)

Dual aspect uPVC double glazed windows. ceiling with recessed LED spotlights, stainless steel one and a half bowl sink drainer with chrome mixer tap, range of fitted cream coloured high gloss wall and base units incorporating an integral stainless steel electric oven with four ring gas hob and stainless steel cooker hood, integrated dishwasher, tall fridge freezer and washer/dryer, roll edged worksurface with up stand, radiator, Karndean floor, uPVC double glazed French doors leading into garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access, doors leading into all bedrooms and bathroom.

### BEDROOM ONE

12'5" x 10'2" (3.78m x 3.10m)

Dual aspect uPVC double glazed windows, TV aerial point, radiator, door leading into en suite.

## EN SUITE

White suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with a chrome shower system, tiled splash backs, light activated extractor fan, chrome heated towel rail. tiled floor.

## BEDROOM TWO

9'8" x 9'4" (2.95m x 2.84m)

Dual aspect uPVC double glazed windows, radiator.

## BEDROOM THREE

9'8" x 7'1" (2.95m x 2.16m)

uPVC double glazed window to side, radiator.

## BATHROOM

6'9" x 5'4" (2.06m x 1.63m)

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

## OUTSIDE

### FRONT GARDEN

Small herbaceous area with path leading to a covered entrance.

### GARDEN

South facing garden, paved patio leading to an area

which is laid mainly to loose chippings with raised sleeper boarders displaying a variety of small trees and shrubs, water tap, outside lighting, wooden gate to rear providing pedestrian access, garden surrounded by a boundary wooden fence.

## GARAGE

21'0" x 10'1" (6.40m x 3.07m)

Metal up and over door, power and light.

## OFF STREET PARKING

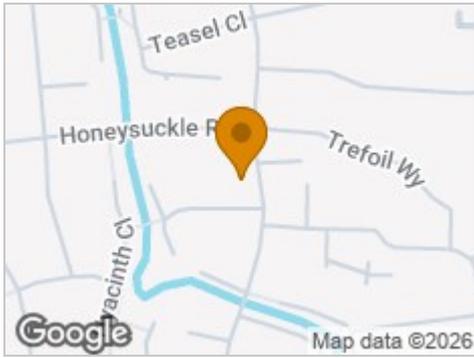
An area laid to Tarmacadam in front of the garage providing two off street parking spaces.

## ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



## Road Map



## Hybrid Map



## Terrain Map



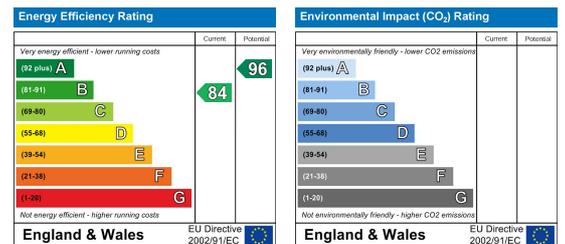
## Floor Plan



## 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.