

# HUNTERS®

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## Willowherb Road

Lyde Green, Bristol, BS16 7GB

£370,000



Council Tax: D



# 56 Willowherb Road

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this Persimmon Homes built semi-detached home. The property is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being ideally situated for the David Lloyd Health and Leisure Club and for the amenities of Lyde Green and Emersons Green.

These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, banks, doctors surgeries, library, vets and dentists. The local Park and Ride is only a stones throw away.

The spacious living accommodation is well presented throughout and displayed over 3 floors, which comprises to the ground floor; entrance hall, cloakroom, 17ft lounge/diner with French doors leading out to rear garden and a modern fitted kitchen with built in oven & hob.

To the first floor there are two double bedrooms and a family bathroom with over bath shower system and stairs leading to the second floor where the impressive 23ft master bedroom can be found with en-suite.

Externally to the rear, the property has a low maintenance landscaped rear garden, large single garage to rear and an off street parking space to front of garage.

## ENTRANCE HALLWAY

Access via a composite opaque double glazed door, radiator, telephone point, stairs rising to first floor, doors leading to: cloakroom, lounge/diner and kitchen.

## CLOAKROOM

Opaque UPVC double glazed window to front, close coupled W.C, pedestal wash hand basin, tiled splash backs, radiator.

## KITCHEN

12'1" x 6'10" (3.68m x 2.08m)

UPVC double glazed window to front, range of fitted wall and base units, laminate work top incorporating a 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, stainless steel electric oven and gas hob, stainless steel extractor fan hood, integrated washing machine, space for fridge freezer, LED downlighters, tiled floor, radiator, wall mounted Glow Worm boiler.

## LOUNGE/DINER

17'2" (max) x 14'4" (5.23m (max) x 4.37m)

UPVC double glazed window to side, 2 UPVC double glazed windows to rear with French doors leading out to garden, 2 radiators, built in storage cupboard housing electric meter, radiator, TV point.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Built in cupboard, radiator, doors to bathroom and bedroom 2 and 3, turning staircase rising to second floor.

### BEDROOM TWO

14'3" x 8'10" (4.34m x 2.69m)

Two UPVC double glazed window to front, radiator.

### BEDROOM THREE

11'4" x 8'11" (3.45m x 2.72m)

UPVC double glazed window to front, radiator, telephone point, 2 double fitted wardrobes.

### BATHROOM

Opaque UPVC double glazed window to side, white suite comprising: twin gripped panelled bath with tap/shower mixer attachment, pedestal wash hand basin, close coupled W.C, tiled splash backs, radiator, extractor fan.

### SECOND FLOOR ACCOMMODATION:

#### LANDING

Door to master bedroom.

#### MASTER BEDROOM

23'0" (max) x 10'8" (max) (7.01m (max) x 3.25m (max))

UPVC double glazed window to front, Velux window to rear, UPVC double glazed window to side, 2 radiators, telephone point, built in wardrobe, door to en-suite.

#### EN-SUITE

Velux window to front, white suite comprising: close

coupled W.C, pedestal wash hand basin, large walk in shower enclosure housing a mains controlled shower system, part tiled walls, extractor fan, chrome heated towel rail.

### OUTSIDE:

#### REAR GARDEN

Landscaped garden, raised patio with borders laid to stone and slate chippings, raised sleeper borders, variety of plants and shrubs, timber framed shed, rear gated access, enclosed by boundary wall and fence.

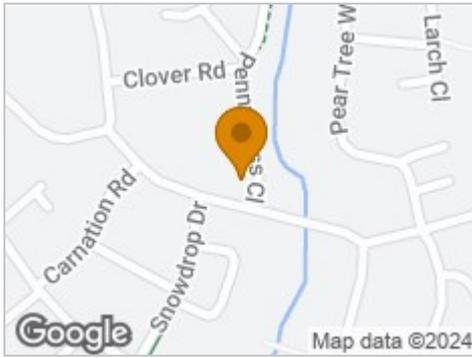
#### GARAGE

21'6" x 10'4" (6.55m x 3.15m)

Located to rear of property within rank, up and over door access, parking space to front of garage.



## Road Map



## Hybrid Map



## Terrain Map



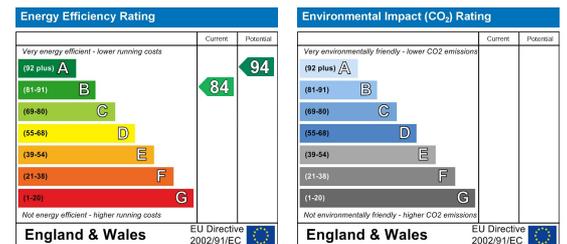
## Floor Plan



## 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.