HUNTERS®

HERE TO GET *you* THERE



Forgetmenot Way

Lyde Green, BS16 7JW

£410,000

4 3 1 B

Council Tax: E





27 Forgetmenot Way

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this semi-detached Town house with spacious and versatile accommodation displayed over three floors.
The property occupies a secluded position in the popular area of Lyde Green with super green views to the front.
The property is conveniently located for access onto the Avon ring for, for excellent transport links into the city centre and for the Bristol cycle path.
The amenities of Emersons Green, schools and David Lloyd Health and Leisure Club are all situated within easy reach. The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgery and dental practice.
The accommodation comprises to the ground floor; entrance hall, cloakroom, bedroom two with en suite and a generous sized reception with uPVC double glazed French doors leading into the rear garden.
To the first floor there is a kitchen/diner and a living room.
The kitchen is fitted with an extensive range of fitted white high gloss wall and base units which incorporate integral appliances to include a stainless steel electric oven with four ring gas hob, tall fridge freezer, dishwasher and washing machine.
To the second floor there is a family bathroom and three bedrooms. Bedroom one has fitted wardrobes and an en suite.
Externally to the front of the property is a single sized garage with power and light and off street parking. To the rear is a low maintenance garden which is mainly laid to paved patio and artificial lawn.
Additional benefits include gas central heating and uPVC double glazed windows.
An internal viewing appointment is recommended.

ENTRANCE

Via a composite door, leading into entrance hall.

ENTRANCE HALL

Under stairs storage cupboard, radiator, high gloss floor tiles, stairs leading to first floor accommodation and doors leading into cloakroom, ground floor reception room and bedroom two.

CLOAKROOM

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

BEDROOM TWO

14'3" into bay x 9'11" (4.34m into bay x 3.02m)
uPVC double glazed bay window to front, radiator, Karndean floor, 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, radiator.

RECEPTION ROOM

14'7" x 10'7" (4.45m x 3.23m)
Four uPVC double glazed windows to rear and uPVC double glazed French doors leading into rear garden, radiator, Karndean floor.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, stairs leading to second floor accommodation and doors leading into all first floor rooms.

LIVING ROOM

14'7" x 10'7" (4.45m x 3.23m)
Two uPVC double glazed windows to rear, TV aerial point, two radiators.

KITCHEN/DINER

16'2" max x 15'4" max (4.93m max x 4.67m max)
Two uPVC double glazed windows to front, ceiling with recessed LED spot lights, stainless steel one and a half

bowl sink drainer with chrome mixer tap, extensive range of fitted white high gloss wall and base units incorporating an integral stainless steel electric oven with four ring gas hob and stainless steel cooker hood over, dishwasher, tall fridge freezer and washing machine, roll edged worksurface, cupboard housing a boiler supplying gas central heating, radiator, high gloss floor tiles.

SECOND FLOOR ACCOMMODATION

LANDING
Double fronted storage cupboard, airing cupboard, radiator, doors leading into all bedrooms and bathroom.

BEDROOM ONE
10'8" x 9'3" (3.25m x 2.82m)
uPVC double glazed window to front, fitted sliding mirror fronted wardrobes, TV aerial point, radiator, door leading into en suite.

EN SUITE
Ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with a chrome shower system, tiled splash backs, radiator.

BEDROOM THREE
11'10" x 9'3" (3.61m x 2.82m)
uPVC double glazed window to rear, fitted sliding fronted wardrobe, TV aerial point, radiator.

BEDROOM FOUR
7'8" x 7'4" (2.34m x 2.24m)
uPVC double glazed window to rear, loft access, radiator.

BATHROOM
6'6" x 5'5" (1.98m x 1.65m)
Opaque uPVC double glazed window to front, ceiling with recessed LED spotlights, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap, tiled splash backs, radiator.

OUTSIDE

FRONT
Steps leading to covered main entrance, wooden gate providing pedestrian access into rear garden.

OFF STREET PARKING
Driveway located in front of the garage.

GARAGE
20'1`" x 9'8" (6.12m`" x 2.95m)
Metal up and over door, power and light, door leading into rear garden.

REAR GARDEN
A low maintenance garden which is mainly laid to paved patio and artificial lawn, water tap, timber framed garden shed, garden surrounded by wooden fencing, steps and paved path leading to garage.









Road Map



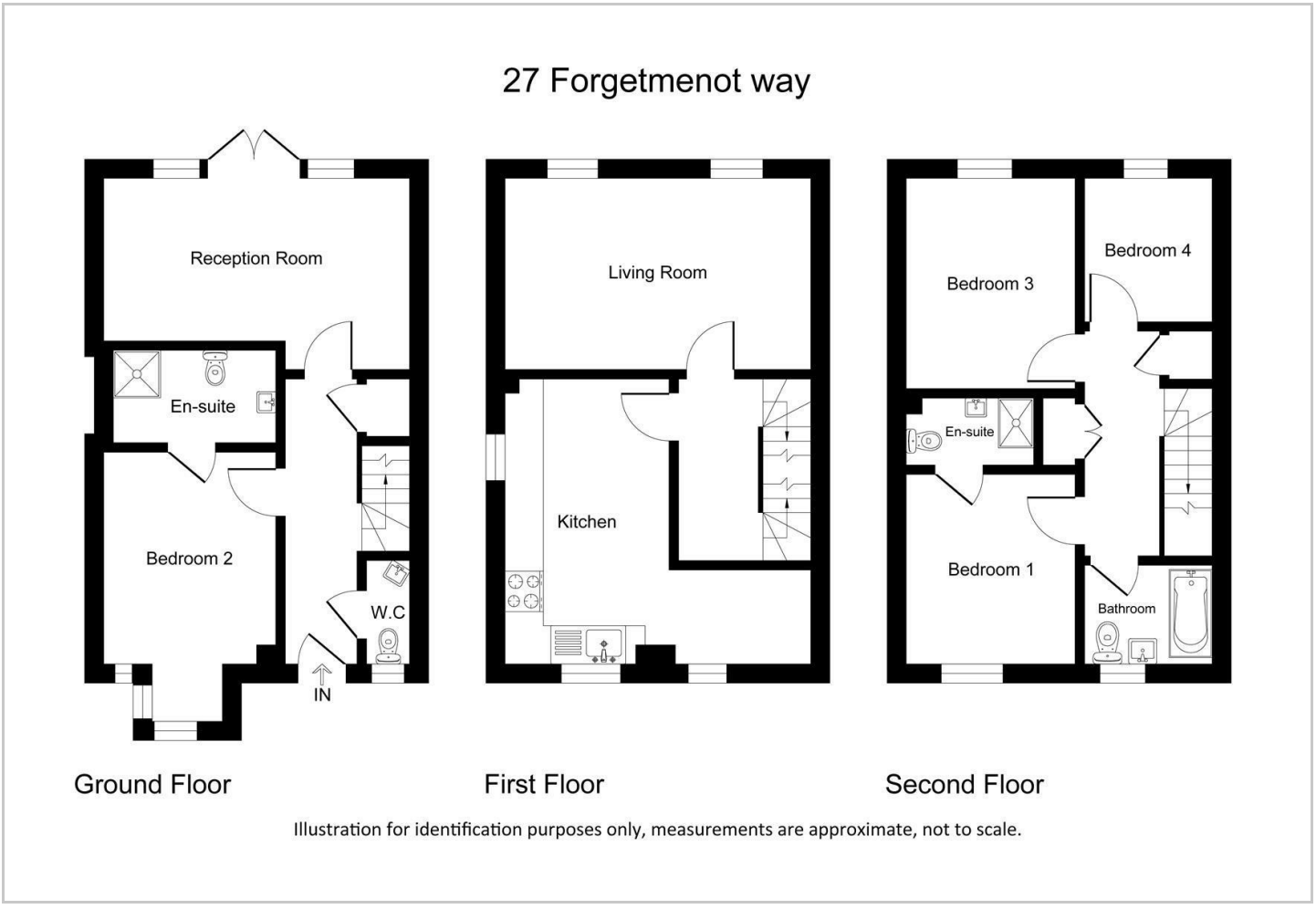
Hybrid Map



Terrain Map



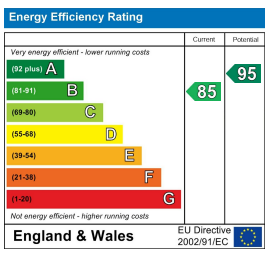
Floor Plan

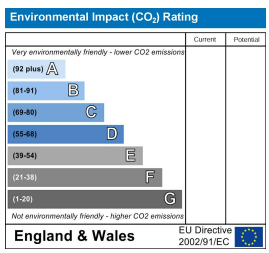


Viewing

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.

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