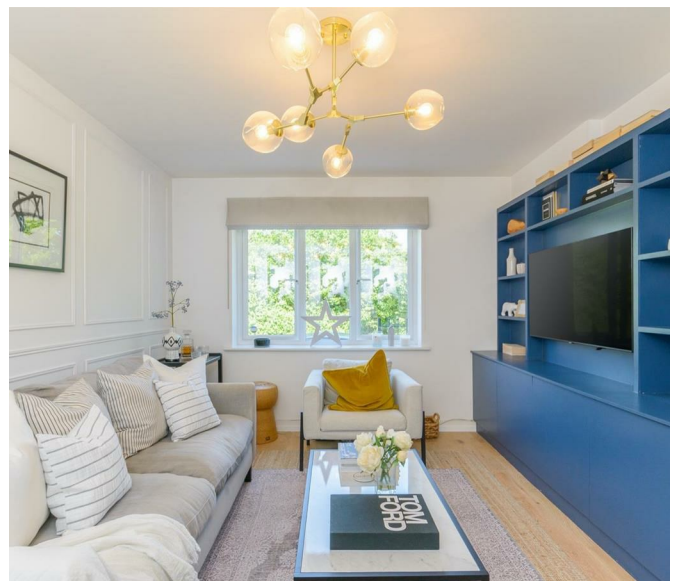


TOTAL FLOOR AREA: 869 sq.ft. (80.7 sq.m.) approx.

Measurements are given for basic levels unless the contrary is stated. Measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. The architect, engineer and quantity surveyor have been used and no guarantee is given for any errors or omissions. Measurements are given in feet and inches and in meters. Measurements are given in feet and inches and in meters. Measurements are given in feet and inches and in meters. Measurements are given in feet and inches and in meters.

# Boardwalk



“Our lovely home is in a quiet corner of Lyde Green tucked away from the main road and nestled within green spaces. There is community spirit across the estate, this is evident with kind and cheerful neighbours. The South Glos Food and Drink Festival is held annually on the Bristol and Bath Science Park grounds, which is a must attend fun weekend!”

This lovely three bed semi-detached home is positioned in a quiet corner of the new Lyde Green development, close to plenty of local shops, parks and places to eat. Lyde Green is very well placed for commuters, with easy access to the M4, M5 and A432 into the City Centre. There are also regular buses into the city and the Bristol & Bath Cycle Path for those who travel by bike. The area is perfect for families, with the 'outstanding' Mangotsfield CoE Voluntary Controlled Primary School and the 'good' Lyde Green Primary School, Blackhorse Primary School, alongside Emersons Green Primary School. David Lloyds Leisure Centre is a couple of minutes away with top of the range leisure, tennis, gym and spa facilities. Further out into the countryside, Dyrham Park is a ten minute journey and a great space for families, cyclists and joggers.

Built by Linden Homes in 2017 this bright and airy semi-detached house has been lovingly maintained and updated throughout. The ground floor is comprised of a stylish front sitting room with bespoke fitted multi-unit storage, a tiled W/C, and an open plan kitchen dining space to the rear. Engineered hardwood flooring runs throughout the entrance and reception room whilst the fully integrated kitchen features Porcelanosa porcelain tiles. Without a doubt one of the main selling features of this property is the carefully cultivated and landscaped garden. With a South Easterly aspect ensuring plenty of direct sunlight, this garden is an absolute dream if you have green fingers. The vendors have also installed rustic cottage style window shutters which gives a real sense of the countryside, especially since Poppy Close is in a quiet cul-de-sac with no through traffic. Upstairs there are two large double bedrooms with plenty of built-in storage. The master bedroom features its ensuite bathroom, finished with floor to ceiling Porcelanosa porcelain tiles. There is another smaller third bedroom, perfect for a child's room or a work from home office. A family bathroom is also located upstairs which is also tiled with Porcelanosa



£350,000



Bristol, BS16 7HS



3 Bedrooms



2 Bathrooms

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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