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Worlebury

£410,000

- * 4 Bed Semi Detached
- * 3 Receptions
- * Extended to Side & Rear
- * En-suite Shower Room
- * Privileged Position with Views
- * 12' Wide Integral Garage



114 High Street, Worle, BS22 6HD

3 Highland Close, Worlebury, Weston-s-Mare, BS22 9SW

Description

A rare opportunity to acquire a semi detached house in a cul-de-sac position in Worlebury, extended to both the side and rear aspects, providing generous and extremely flexible accommodation. The elevated position dictates that there is a lovely far reaching view to the front aspect, towards the Welsh coastline in the distance. Worlebury golf course is in close proximity, Weston Woods too, ideal for dog walking or entertaining the children. The double glazed and gas centrally heated accommodation incorporates 3 receptions, 15' kitchen, downstairs WC, 4 bedrooms and re-styled bathroom incorporating bath and separate shower facility. The main bedroom measures an impressive 20' in length and features a walk-in wardrobe and en-suite shower room. In addition, there are 2 impressive loft spaces, ideal for further development and indeed the loft above bedroom 1 has been boarded, plastered and painted and includes a 'Velux' window. Many will appreciate that there is plenty of driveway parking available and the integral garage is much wider than usual measuring 15'8" x 12' approximately. A lovely flexible family home located in a very desirable hillside setting.

Accommodation

Entrance

Steps ascend up to the front entrance, double glazed door, with adjacent window, opening to

Entrance Hall

Approximately 6' wide with stairs rising to the first floor. Built-in cupboard beneath. Smooth ceiling finish, radiator, laminate flooring.

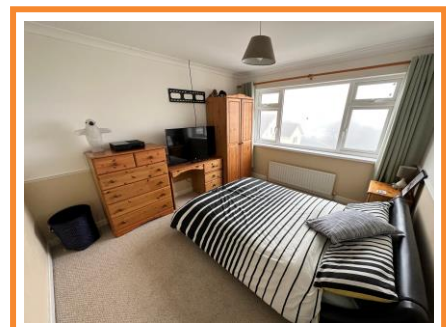
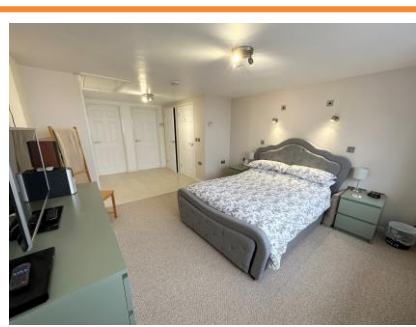
Lounge 11' 5" x 11' 7" (3.48m x 3.53m) minimum plus recess with plinth and door opening to low level storage. Coved ceiling, 2 wall light points, radiator, smooth ceiling finish, laminate flooring. Double glazed window with views to front aspect.

Kitchen 14' 10" x 8' 9" (4.52m x 2.66m) plus built-in cupboard and additional cupboard with space and plumbing for washing machine. Smooth ceiling with inset spotlights. Radiator plus heated towel rail. Fitted wall and base units with roll edge work surfaces, sink unit with tiling to splash backs. Integrated oven and 4 ring gas hob with cooker hood over. Space for dishwasher and under counter fridge and freezer. Double glazed window to rear. Door to family room and access through to



Dining Room 11' 9" x 11' 7" (3.58m x 3.53m) Smooth ceiling finish, laminate flooring, radiator. A dual aspect room with double glazed windows to side and rear plus double doors to the rear garden.

Family Room 14' 0" x 8' 7" (4.26m x 2.61m) A flexible room, ideal for hobbies, play/games room or an office for those who work from home. Laminate flooring, radiator, smooth ceiling finish. Dual aspect double glazed windows, door to rear. Door to



Downstairs WC

Low level WC and wash hand basin, tiling to walls, light with shaver socket.

First Floor Landing

Access to extensive loft space, via ladder, with light, boarding and 'Velux' window providing natural light.

Bedroom 1 19' 10" x 11' 9" (6.04m x 3.58m) maximum reducing to 7'3" minimum. Plus built-in cupboard. Fitted wardrobes to one wall. Smooth ceiling finish, radiator. Drop down access with ladder to another impressive loft space measuring 20' x 12' plus recess, plastered and boarded, with 2 'Velux' windows. Double glazed window to front aspect enjoying far reaching views to the Welsh Coastline. Door to en-suite plus door opening into a WALK-IN WARDROBE measuring 8'2" x 5' with electric heater and double glazed window to rear aspect.



En-suite 8' 0" x 6' 4" (2.44m x 1.93m) A good size shower room with tiled shower enclosure, mains shower and sliding door. Wash basin and low level WC. Heated towel rail plus electric heater. Tiled walls, smooth ceiling finish with spotlights. Obscure double glazed window.



Bedroom 2 11' 9" x 10' 2" (3.58m x 3.10m) Radiator, dado rail, smooth ceiling with coving. Double glazed window to front aspect enjoying far reaching views towards the Welsh Coastline.

Bedroom 3 10' 0" x 9' 7" (3.05m x 2.92m) including mirrored wardrobe to one wall. Radiator, double glazed window to rear aspect.

Bedroom 4 7' 5" x 7' 5" (2.26m x 2.26m) plus useful wall cupboard over the stairs. Smooth ceiling finish, radiator. Double glazed window to front aspect enjoying far reaching views towards the Welsh coastline.

Bathroom 7' 4" x 6' 2" (2.23m x 1.88m) maximum. A re-styled bathroom comprising a white suite with low level mood lighting, including panelled bath with central tap, pedestal wash hand basin and low level WC. Additional shower cubicle with mains shower plus deluge and handheld attachments. Complementing tiling to walls, radiator, obscure double glazed window to rear aspect.



Outside

A good size driveway, plus adjacent hard standing laid to gravel provides off road parking opportunity for several cars. An electric up and over door provides access into the wider than usual integral garage, measuring 15'8" x 12' approximately. The garage incorporates power and lighting, Vaillant gas fired boiler, plus double glazed window to side and door to the main garden. The majority of the garden is located to the side of the house, being enclosed with gated access to the front, principally laid to grass. Steps ascend to an area to the rear of the house, facing a south easterly aspect, with raised planters, ideal for seating or barbecue.



Tenure

Freehold, council tax band is currently 'C'.

Bedroom 1 Loft



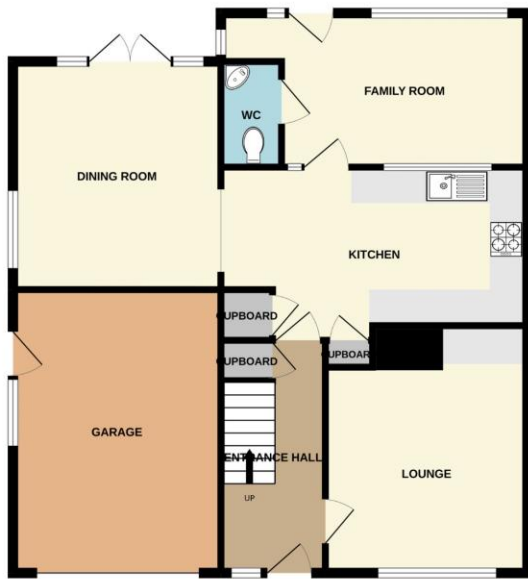
Far Reaching Coastal Views



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 1603 sq.ft. (148.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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