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Estate Agents

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# Harris & Lee

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*Worlebury*

*OIRO £600,000*

- \* *Extended Detached Bungalow*
- \* *Privileged Position*
- \* *5 Bedrooms, 2 Bathrooms*
- \* *2 Driveways plus Garage*
- \* *16' Kitchen/Breakfast Room*
- \* *2 Separate Entrances*



*114 High Street, Worle, BS22 6HD*

## 13 Worlebury Hill Road, Worlebury, Weston-s-Mare, BS22 9SG

### Description

An extremely rare opportunity to acquire a unique detached bungalow, set back from the road but fronting onto Worlebury Woods, so there are lovely views opposite and perfect for those with their four legged friends or simply a pleasant woodland walk. The property has been extended to the side aspect providing a wealth of flexible accommodation, effectively forming an 'east & west wings', with 2 separate entrances and potential for a self-contained annexe or dual occupancy. Many will appreciate the benefits of '2' separate driveways providing ample off road parking and in addition to the integral garage there is a useful hard standing to accommodate a caravan or trailer. With lovely kerb appeal and established gardens, this really is a wonderful lifestyle choice, with Worlebury Golf Course just down the road.

### Accommodation

#### Entrance

The main entrance is located to the side of the bungalow. A double glazed entrance door, with adjacent side panel, opens to

#### Entrance Hall

Smooth ceiling finish with coving. Built-in cloaks storage cupboard. Door to inner hall and further door to

**Lounge** 16' 0" x 11' 1" (4.87m x 3.38m) A southerly facing reception room with double glazed bow bay window looking towards Worlebury Woods. A feature here is a 'hole in the wall' style fireplace providing a focal point to the room. Attractive wooden flooring. TV point. Smooth ceiling finish with coving.

**Dining Area** 11' 2" x 9' 0" (3.40m x 2.74m) Another southerly facing reception enjoying views to Worlebury Woods opposite. Tiled floor. Radiator. Smooth ceiling finish with coving. Square opening leading through to

**L-shaped Kitchen/Breakfast Room** 16' 2" x 10' 0" (4.92m x 3.05m) increasing to 16'6" maximum. A stylish room, the shape providing versatility and character. 'Shaker' style wall and base units with granite work surfaces and breakfast bar. Inset sink unit. Integrated 'AEG' appliances including double oven, microwave, dishwasher, plus hob and extractor. Space for 'American' style fridge/freezer. Tiled floor. Radiator. Double glazed window looking over the rear garden.

#### Inner Hall

Attractive wooden flooring. Smooth ceiling finish with coving. Radiator, double glazed window to side aspect.

**Bedroom 1** 13' 10" x 12' 0" (4.21m x 3.65m) including fitted wardrobes and drawers to one wall. Attractive wooden flooring,, radiator. Smooth ceiling finish. Dual aspect double glazed windows.

**Bedroom 2** 13' 10" x 10' 10" (4.21m x 3.30m) Attractive wooden flooring, smooth ceiling finish, radiator, double glazed window to rear aspect.



**Bedroom 5/Study** 10' 1" x 8' 0" (3.07m x 2.44m) Smooth ceiling finish, radiator, double glazed window to side aspect.

**Bathroom** 9' 8" x 9' 2" (2.94m x 2.79m) A lovely size bathroom incorporating a corner bath unit with mixer shower, plus corner shower cubicle with mains shower. Low level WC and bidet, plus wash hand basin with cupboard below. Tiled floor. Smooth ceiling finish with inset spotlighting. Skylight.





## East Wing

### Entrance

Double Glazed front entrance door opening to

### Entrance Hall

Tiled floor, smooth ceiling finish. Door providing integral garage access, further door to

### Inner Hallway

With doors to remaining bedrooms and shower room. Tiled floor, smooth ceiling finish. Double glazed door to rear garden.

**Bedroom 3** 11' 7" x 9' 10" (3.53m x 2.99m) A dual aspect room with wooden flooring and smooth ceiling finish.



**Bedroom 4** 9' 10" x 8' 0" (2.99m x 2.44m)

Wooden flooring, radiator. 2 'Velux' windows/skylights.



**Shower Room** 7' 7" x 5' 8" (2.31m x 1.73m)

Shower cubicle with mains shower, low level WC and wash hand basin with cupboard storage below. Tiling to floor and walls. Radiator, extractor fan. Smooth ceiling finish with inset spotlighting.



## Outside

There are two block paved driveways to the front aspect. The westerly drive leads to a useful hard standing large enough to accommodate a caravan or trailer and the easterly driveway leads to the integral single garage with up and over door. The garage measures 16' x 8'8" maximum and includes a cupboard, counter/work bench and a 'Belfast' style sink unit. Power and lighting. Gated side access into the enclosed and established rear garden. Extensive patio runs along the rear elevation of the bungalow providing ample seating opportunity. Shaped lawn incorporates a circular feature, complemented by an ornamental pond with rockery stones and shrubs. A second patio is positioned to take advantage of the sun for longer parts of the day and gives access to a greenhouse and timber shed.



**Tenure**

Freehold, council tax band is 'E'.

The energy rating for this property is 'D'.

GROUND FLOOR  
1563 sq.ft. (145.2 sq.m.) approx.



TOTAL FLOOR AREA: 1563 sq.ft. (145.2 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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