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# Harris & Lee

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*Meadowlands*

*OIEO £416,500*

- \* 4 Bedroom Detached House
- \* 21' Kitchen/Dining Room
- \* 13' D/G Conservatory
- \* Office/Adapted Garage
- \* Cloakroom & En-suite
- \* Favoured Location



114 High Street, Worle, BS22 6HD

# 40 Meadowlands, St Georges, W-s-M, BS22 7EZ

## Description

An opportunity to acquire an executive 4 bedroom detached family home in a 'no through road' position in one of St Georges most popular locations, ideal for commuters and local amenities. The double glazed and gas centrally heated accommodation has been extensively improved, with upgrades to the downstairs cloakroom, en-suite and family bathroom. The dining room and kitchen have been 'knocked through' to provide an impressive 21' kitchen/dining room and this leads through to a 13' conservatory featuring a stylish roof system incorporating ceiling and sky lights. Part of the garage too has been adapted into a useful office, which could be used for a variety of purposes, ideal for those working from home. Early viewing is advised.

## Accommodation

### Entrance

Double glazed door into entrance porch with further door to

### Entrance Hall 10' 4" x 7' 0" (3.15m x 2.13m)

A good size hallway with return staircase rising to the first floor accommodation, built-in cupboard beneath. Radiator, dado rail, coved ceiling, wood effect flooring.

### Downstairs Cloakroom

Re-styled with a low level WC and wash hand basin with drawers below. Feature vertical radiator. Tiled floor. Obscure double glazed window to front aspect.

**Lounge 14' 0" x 11' 7" (4.26m x 3.53m)** plus double glazed bay window to front aspect. A dual aspect room with further double glazed windows to side. Feature fireplace. Coved ceiling, radiator, dado rail.

### Kitchen/Dining Room 21' 1" x 9' 6" (6.42m x 2.89m)

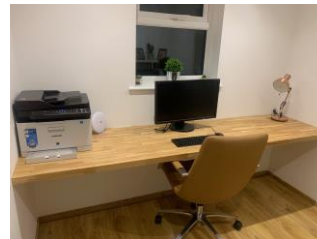
Originally two rooms now knocked through to one. Fitted wall and base units with roll edge work surfaces, 1 and 1/2 bowl sink unit with mixer tap over. Integrated dishwasher, fridge/freezer and double oven. Electric hob with cooker hood over. Smooth ceiling finish with inset spotlights. Wood effect flooring. Double glazed window to rear aspect. Access through to the conservatory.

**Utility 6' 9" x 4' 4" (2.06m x 1.32m)** Wall and base units, roll edge work surfaces, sink unit with tiling to splash backs. Gas fired boiler. Double glazed door to side of property.

**Conservatory 13' 6" x 9' 5" (4.11m x 2.87m)** A useful addition to the main accommodation featuring a stylish roof system incorporating ceiling with inset 'Velux' window and large sky lights. Double glazed windows set on low level walls with double glazed doors to the rear garden. Wood effect flooring. Door through to

### Office/Hobby Room 8' 2" x 7' 10" (2.49m x 2.39m)

Formed by adapting part of the original garage, a flexible space with radiator, smooth ceiling finish with inset spot lights. Double glazed window to side aspect. Door though to remaining garage space.



### First Floor Landing

Built-in airing cupboard. Access to loft space.

**Bedroom 1 12' 0" x 11' 10" (3.65m x 3.60m)** plus built-in wardrobes to one wall. Radiator. Double glazed windows to front and side aspects.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

**En-suite 6' 9" x 4' 8" (2.06m x 1.42m)**

Corner shower cubicle with mains shower, low level WC and wash hand basin with cupboard below. Heated towel rail. Obscure double glazed window to side aspect.

**Bedroom 2 9' 9" x 9' 8" (2.97m x 2.94m)** plus built-in double wardrobe. Radiator, double glazed window to rear aspect.

**Bedroom 3 9' 5" x 8' 3" (2.87m x 2.51m)** plus door recess. Sloping ceiling providing shape and character. Eaves storage cupboard. Radiator, double glazed window to rear aspect.

**Bedroom 4 11' 2" x 6' 9" (3.40m x 2.06m)** including cupboard. Sloping ceiling providing shape and character. Radiator, double glazed window to front aspect.

**Bathroom 6' 9" x 5' 6" (2.06m x 1.68m)** Re-styled comprising shower bath with side screen and mains shower, wash hand basin with cupboard below, low level WC. Heated towel rail, half tiled walls, smooth ceiling finish with inset spot lights. Obscure double glazed window.

**Outside**

Tarmac driveway to front of property, plus adjacent area laid to plum slate, providing off road parking. An electric roller door provides access into the remaining garage space measuring approximately 9' in length, power and lighting. Gated side access into the enclosed rear garden, laid to decking, grass and patio with shrub borders and outside tap.

**Tenure**

Freehold. Council tax band is 'E'.

**Other Material Information**

Gas central heating and double glazing. GOV.UK illustrates a low risk of flooding from rivers and sea, medium risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 60-80mbps, source: Openreach.

**The energy rating for this property is 'D'.**



TOTAL FLOOR AREA: 1380 sq.ft. (128.2 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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