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Weston

OIEO £450,000

- * *Stone Built Detached*
- * *18' Conservatory*
- * *4 Bedrooms, 3 Receptions*
- * *22' x 13'5" Outbuilding*
- * *21' Kitchen/Dining Room*
- * *Lovely Size Garden*



114 High Street, Worle, BS22 6HD

Description

Prepare to be surprised as a glimpse from the road really does not provide an indication as to the wealth of flexible accommodation available, the size of the rear garden or indeed the presence of a 22' x 13' garden studio/outbuilding offering ideal hobby space, home working or possible 'granny annexe'. The 'Tardis' like and 'extended' ground floor accommodation has lots of character features, 3 receptions plus an impressive 21' kitchen/dining room, 18' side conservatory, utility and stylish downstairs bathroom. To the first floor all 4 bedrooms could take a double bed and there is a useful cloakroom. A perfect family home enjoyed by the present owners for many years, internal viewing essential.

Accommodation

Entrance

Wide part glazed front entrance door opening to

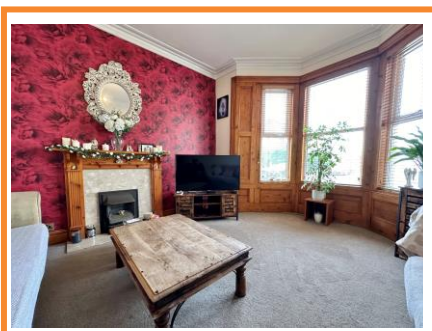
Entrance Hall 19' 10" x 6' 1" (6.04m x 1.85m)

including stairs to first floor with built-in cupboard beneath. A lovely initial welcome with wooden flooring, coved cornice ceiling, radiator and double glazed window to side aspect.



Lounge 15' 5" into bay x 13' 1" (4.70m x 3.98m)

Feature fireplace, coved cornice ceiling with decorative ceiling rose. Radiator, double glazed bay window to front aspect.



Reception/Downstairs Bedroom 5 12' 7" x 12' 0"

(3.83m x 3.65m) A flexible room with wooden flooring, coved cornice ceiling, radiator. Double glazed window.

Inner Hallway

Radiator, dado rail, coved ceiling. Access through to

Kitchen/Dining Room 21' 4" x 15' 3" (6.50m x 4.64m)

An impressive space and the main hub for this home, ideal for family interaction, socializing and get togethers. Exposed wooden beams and timbers, plus a wood burning stove provide character and features. The kitchen includes an extensive range of fitted wall and base units with roll edge work surfaces, sink unit with mixer tap over and tiling to splash backs. Integrated double oven and 5 ring gas hob with feature wooden beam over. Space for dishwasher. Double glazed window to side aspect, double doors lead through to the side conservatory. Further door to



Utility

A useful L-shaped space with wall and base units and sink unit. Gas fired boiler. Radiator. Double glazed window to side, door to side. Access to

Downstairs Bathroom 12' 5" x 10' 2" (3.78m x 3.10m)

maximum. A stylish and superb size bathroom incorporating both bath and separate shower facility. The bath is enclosed with steps leading up to it and the adjacent shower is enclosed with door access. There are 'his & her' wash hand basins set into a counter with cupboard storage below.



Bathroom cont.

WC and bidet. Tiling to floor and walls. Smooth ceiling finish with coving and inset spot lights. Borrowed light window.



Sitting Area 13' 2" x 11' 0" (4.01m x 3.35m)

Adjacent to the kitchen/dining room with open plan access to it. Radiator, smooth ceiling finish with coving. 2 double glazed windows to side aspect.

Conservatory 18' 0" x 9' 0" (5.48m x 2.74m) approx. Double glazed windows set on low level walling with double doors to the rear garden. Tiled floor, radiator.



First Floor Landing 23' 0" x 6' 1" (7.01m x 1.85m) max.

Smooth ceiling finish with coving and access to loft space. Radiator, double glazed window to side aspect.

Cloakroom

Low level WC and wash hand basin. Coved ceiling, obscure double glazed window.

Bedroom 1 15' 7" into bay x 13' 2" (4.75m x 4.01m)

Dado rail. Smooth ceiling finish with cornice coving. Radiator, double glazed bay window to front aspect.



Bedroom 2 12' 3" x 9' 9" (3.73m x 2.97m) Smooth ceiling finish with coving. Radiator, double glazed window to rear aspect.



Bedroom 3 12' 0" x 9' 2" (3.65m x 2.79m) Smooth ceiling finish with coving. Radiator, double glazed window to rear aspect.



Bedroom 4 12' 2" x 7' 4" (3.71m x 2.23m) Smooth ceiling finish with coving. Radiator, double glazed window to rear aspect.



Outside

The front of the property is laid to concrete hard standing providing off road parking facility. The rear garden is of a very good size and is somewhat unexpected from the visual of the front of the property. Principally the garden is laid to lawn and patio, complemented with a raised planter border with shrubs and tree. A lovely feature, is a sheltered crazy paved patio area attached to the side elevation of the house with outside lighting. An impressive garden studio/outbuilding can be found at the bottom of the garden offering a wealth of flexibility, currently used as a gym/games room, an ideal hobby space or for those working from home. This measures 22' x 13'5" approx.

Outside cont.

benefitting power and lighting, laminate flooring, mirrors to one wall, double glazed windows and door.



GROUND FLOOR
1367 sq.ft. (127.0 sq.m.) approx.

1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA - 2002 sq.ft. (186.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Tenure

Freehold. Council tax band is 'C'.

Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and a higher risk from surface water.

Flooding unlikely from groundwater or reservoir.

Ultrafast fibre broadband available with a download speed of up to 1000mbps, source: Openreach.

The energy rating for this property is 'E'.