

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Sherwood Crescent*

**£395,000**

- \* Brand New Bungalow
- \* 3 Bedrooms
- \* Southerly Facing Rear Garden
- \* 18' Kitchen/Dining Room
- \* Solar Panels
- \* NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

### Description

RARE OPPORTUNITY to acquire a 'New Build Bungalow' tucked away at the end of this favoured cul-de-sac, close to Worle High St amenities and the 'Nut Tree'. An energy efficient 3 bedroom detached home with solar panels and electric car charger, wide driveway and southerly facing rear garden. The double glazed and gas centrally heated accommodation features an 18' kitchen/dining room, 14'8" living room, plus separate WC in addition to the main bathroom. No onward chain and ready to move in to!

### Accommodation

#### Entrance

Front entrance door opening to

#### Entrance Hall

5' wide hallway with 'LVT' flooring, smooth ceiling finish with inset spot lights, built-in cupboard. Access to loft space via drop down ladder. 2 Radiators.

#### Cloakroom 5' 0" x 4' 10" (1.52m x 1.47m)

A good size additional toilet with WC and pedestal wash hand basin. Radiator, smooth ceiling finish with inset spot lights, extractor fan.

#### Living Room 14' 8" x 10' 2" (4.47m x 3.10m)

Radiator, 'LVT' flooring, smooth ceiling finish. A dual aspect southerly facing reception room with double glazed window to side plus patio doors to rear garden.

#### Kitchen/Dining Room 18' 3" x 11' 5" (5.56m x 3.48m)

A lovely size dual aspect room with double glazed window to front aspect plus patio doors to the rear. Fitted 'shaker' style wall and base units in grey with complementing work surfaces. Inset sink unit with upstand splash backs. Integrated oven and electric hob with cooker hood over. Tall storage cupboard.

Integrated dishwasher. Space for washing machine and upright fridge/freezer. Radiator, 'LVT' flooring, smooth ceiling finish.

#### Bedroom 3 9' 8" x 6' 4" (2.94m x 1.93m)

Radiator, smooth ceiling finish, Double glazed window to front aspect.

#### Bathroom 7' 2" x 6' 0" (2.18m x 1.83m)

White suite of panelled bath with shower and side screen, vanity unit/wash hand basin with cupboard below, low level WC. Heated towel rail. Obscure double glazed window to side.

#### Outside

A wide driveway, measuring over 10' in width provides and off road parking and benefits from an electric home car charger. Access through to the low maintenance southerly facing rear garden laid to patio and stone chippings, this continues round to the other side of the bungalow.



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



## Tenure

Freehold tenure. Council tax band is 'tbc'.

## Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and a very low risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available in the road with a download speed of 51-79mbps, source: Openreach.

GROUND FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.8 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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