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Worle Hillside OIEO £350,000

- * 3 Bedroom Detached Home
- * 18' 10" Lounge
- * 19' 11" Kitchen/Diner
- * Down Stairs WC
- * Re-Fitted Bathroom
- * Views to Mendip Hills



114 High Street, Worle, BS22 6HD

18 Hawthorn Hill, Worle, Weston-super-Mare, BS22 9EB

Description

Situated in an established cul-de-sac on the hillside above Worle and therefore enjoying views across the town to the Mendip Hills. This is a much sought after location bearing in mind the close proximity of Worle High Street and a number of Primary Schools. The well presented accommodation benefits from a 18' 10" Lounge and 19' 11" Kitchen/Diner ideal for those seeking an open plan space that provides a 'hub' where cooking and eating is an activity rather than a chore. In addition there is a downstairs WC, 3 Bedrooms with the smallest being 11' 8" x 9' 11" and a re-fitted Bathroom. The driveway at the side of the property leads to the attached Garage.

Accommodation

Entrance Hall

Double glazed entrance door. Radiator. Karndean flooring. Understairs cupboard.

Cloakroom

White suite of wash hand basin with cupboard under and low level wc. Radiator. Obscure high level double glazed windows to front and double glazed window to side.

Lounge 18' 10" x 13' 7" (5.74m x 4.14m) Fireplace with open hearth. Karndean flooring. Radiator. Double glazed bay window to front with views towards the Mendip Hills.

Kitchen/Diner 19' 11" x 9' 2" (6.07m x 2.79m)

Fitted with a range of floor and wall units with roll edge work surfaces and 'metro' tiled splash backs. Inset single drainer enamel sink unit. Built in electric double oven and gas hob with cooker hood over. Integrated Fridge/Freezer, and plumbing for washing machine. Wall mounted gas boiler for central heating. Radiator.

Karndean flooring. Double glazed window and French doors to the rear.

First Floor Landing

Built in airing cupboard with tank. Access to loft. Double glazed window to side.

Bedroom 1 16' 7" x 9' 9" (5.05m x 2.97m)

Double wardrobe with cupboards over. Radiator. Double glazed window to front with views to the Mendip Hills.

Bedroom 2 13' 2" x 9' 2" (4.01m x 2.79m)

Double wardrobe. Double glazed window to rear.

Bedroom 3 11' 8" x 9' 11" (3.55m x 3.02m)

Including single wardrobe. Radiator. Double glazed window to front with views to the Mendip Hills.

Bathroom 6' 3" x 6' 0" (1.90m x 1.83m)

White suite of panelled bath with shower mixer taps and electric shower over. Vanity wash hand basin with cupboards under and low level wc with concealed cistern. Radiator incorporating a heated towel rail. Fully tiled walls. Obscure double glazed window to rear.

Outside

The front garden is laid mainly to lawn with surrounding flower borders. A driveway leads to the Garage 15' 10" x 8' 0" (4.82m x 2.44m) with roller door, light and power. A door between the garage and the house gives secure access to the rear garden which is predominantly laid to paving providing a great space for outdoor entertaining. There are also flower and shrub borders, stone chippings to the side of the property and a tool shed at the rear of the garage. Cold water tap.



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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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