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Harris & Lee

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North Worle £430,000

- * Extended Detached Home
- * 4 Bedrooms & 2 Bathrooms
- * 20'3" Conservatory
- * 1 Bedroom Annexe
- * Attractive Garden
- * Ample Parking



114 High Street, Worle, BS22 6HD

Description

Situated on the level in a convenient location for access to local shops, schools and a regular bus service making this the perfect position to cater for family occupation as well as an elderly relative who would occupy the annexe. For those who commute the M5 access point is close by at St Georges and Worle Parkway provides an excellent link to the rail network. A well presented detached home which has been adapted for dual occupancy. The main accommodation benefits from a lounge, kitchen, utility and downstairs WC together with an impressive conservatory, 4 bedrooms, bathroom and en-suite shower. The annexe comprises lounge, kitchen/diner and bedroom with en-suite shower.

Accommodation

Entrance Porch 6' 7" x 3' 3" (2.01m x 0.99m)

Double glazed door. Double glazed window to front. Tiled floor. Double glazed door and side panel to

Entrance Hall

Radiator and decorative screen. Laminate flooring. Staircase to first floor accommodation

Cloakroom 4' 11" x 3' 7" (1.50m x 1.09m)

Wash hand basin and low level WC. Extractor fan. Laminate flooring.

Lounge 15' 4" x 14' 3" (4.67m x 4.34m)

Fireplace with coal effect gas fire. 2 radiators. Coved ceiling. Double glazed patio doors to

Conservatory 20' 3" max x 8' 0" min (6.17m x 2.44m)

A very impressive size perfect for a large family gathering. Radiator and decorative screen. Tiled floor. Double glazed French doors to the rear garden.

Kitchen 10' 4" x 9' 4" (3.15m x 2.84m)

Fitted with a range of floor and wall units with roll edge work surfaces and tiling to splashbacks. Single drainer 1 and a half bowl stainless steel sink unit with mixer tap. Built-in electric oven and gas hob, cooker hood over and stainless steel splashback. Window to rear. Door to

Utility Room 8' 6" x 5' 5" (2.59m x 1.65m)

Re-fitted with a range of wall and floor units with contrasting worksurfaces, tiling to splashback and incorporating a stainless steel sink unit with mixer tap. Laminate flooring. Space for washing machine. Wall mounted gas central heating boiler. Double glazed window and door to rear.

First Floor landing

Access to loft.

Bedroom 1 13' 5" x 10' 6" (4.09m x 3.20m)

Radiator. Double glazed window to rear. Door to

En-suite shower

White suite of tiled shower enclosure with mains shower, vanity wash hand basin with cupboards under and low level WC. Ladder style radiator. Obscure double glazed window to side.

Bedroom 2 11' 7" x 10' 7" (3.53m x 3.22m)

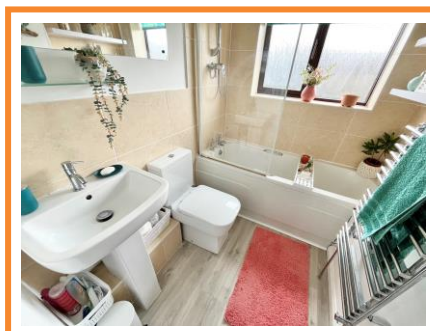
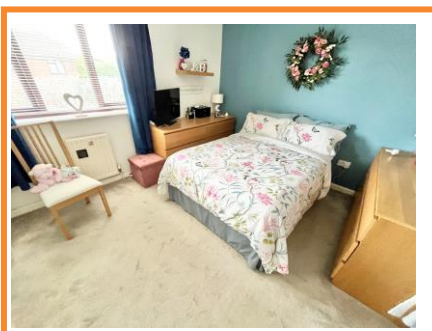
Radiator. Double glazed window to rear.

Bedroom 3 10' 0" x 8' 8" max (3.05m x 2.64m)

Cupboard over stairhead. Radiator. Laminate flooring. Double glazed window to front.

Bedroom 4 10' 5" x 7' 1" (3.17m x 2.16m)

Radiator. Coved ceiling. Double glazed window to front.



Bathroom

White suite of panelled bath with mains shower over, pedestal wash hand basin and low level WC. Tiling to splashbacks. Ladder style radiator. Obscure double glazed window to front.

Annexe

Access from the entrance hall.

Lounge 10' 10" x 8' 10" (3.30m x 2.69m)

Radiator. Coved ceiling. Double glazed window to front. B-fold door to



Bedroom 11' 7" x 8' 3" (3.53m x 2.51m)

Radiator. Coved ceiling. Double glazed window to front. Bi-fold door to



En-suite Shower 8' 3" x 3' 10" (2.51m x 1.17m)

Tiled shower enclosure with mains shower. Vanity wash hand basin with cupboards under and low level WC. Ladder style radiator. Extractor fan.



Kitchen/diner 9' 10" x 8' 5" (2.99m x 2.56m)

Access from the entrance hall. Fitted with a range of floor and wall units with roll edge worksurfaces and tiling to splashbacks. Single drainer stainless steel sink unit. Laminate flooring. Radiator. Space for electric cooker. Double glazed window to front.



Outside

The front garden is laid to stone chippings providing additional park space to the driveway at the front. There are access points via footpaths on either side of the property to the attractively planned rear garden laid to a mixture of lawn, decking with inset lighting and power supply, adjoining a paved patio, circular paved area, slightly raised well stocked borders all enclosed by panelled fencing. Useful garden shed with light and power and double power sockets on either side together with a range of outside lighting.

Tenure Freehold

Material Information

We have been advised the following;

Gas- Mains

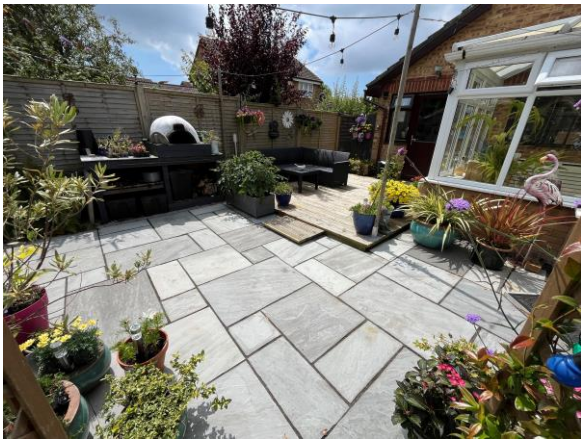
Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- Visit the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.



GROUND FLOOR

1ST FLOOR



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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