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# Harris & Lee

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*Hillside £625,000*

- \* *Privileged Hillside Address*
- \* *Much Improved Family Home*
- \* *L-shaped Lounge/Diner*
- \* *4/5 Bedrooms*
- \* *3 Bathrooms*
- \* *Large Double Garage*



*114 High Street, Worle, BS22 6HD*

## 22 Trawden Close, Weston-super-Mare, BS23 2UE

### Description

Situated in a privileged hillside address at the head of a cul-de-sac, and enjoying far reaching views across Weston-super-Mare to the Mendip Hills. This much improved family home has a 'Spanish Villa' flair and offers further scope for development with the option of combining a new kitchen into the existing lounge/diner, to provide a superb open plan and sociable space for the family to enjoy. The main bedroom benefits from an adjoining dressing room and a re-fitted bathroom and shower. Other features include the installation of solar panels, the addition of an en-suite shower to bedroom 2, plus re-styling to the cloakroom and utility room. There is plenty of parking leading to the large double garage.

### Accommodation

#### Spanish Style Entrance Porch

Composite entrance door and double glazed side panels to



#### Entrance Hall 16' 3" x 9' 6" max (4.95m x 2.89m)

An excellent first impression with Karndean flooring, under floor heating and down lighting. Staircase to first floor accommodation.



### Cloakroom

White suite of wash hand basin with cupboard under and low level WC with concealed system. 'Metro' style tiling. Tiled floor. Obscure double glazed window to side.



#### L-Shaped Lounge/Diner 26' 3" max x 21' 8" max (7.99m x 6.60m)

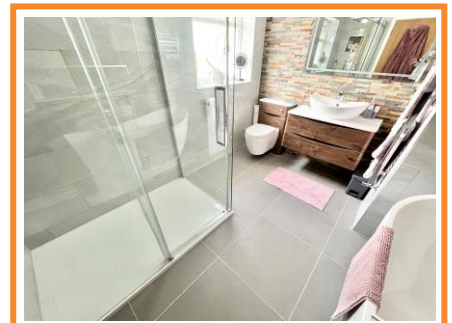
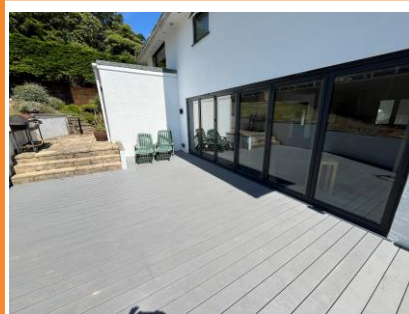
The intention for this large open plan room was to create a very sociable kitchen/dining/sitting room. 2 sets of double glazed bi-fold doors have been installed together with appropriate plumbing and electrics. This gives the prospective buyer the option to purchase a kitchen of their choice and specification to complete the project. The 'Karndean' flooring has underfloor heating and there is down lighting installed.

#### Kitchen 13' 10" x 11' 10" (4.21m x 3.60m)

Should a prospective purchaser decide to replace the existing kitchen there is plenty of space to do so although the intention of the current sellers was to create a lounge/snug in this room. Currently there is a range of wall and floor units with roll edge work surfaces and tiling to splashbacks. Single drainer double bowl stainless steel sink unit. Tiled floor. Built-in electric double oven and hob. Radiator. Double glazed window to side. Opening and steps up to

#### Breakfast Area 13' 10" x 7' 10" (4.21m x 2.39m)

Radiator. Tiled floor. Double glazed patio doors to the rear.





**Utility Room** 9' 7" x 5' 11" (2.92m x 1.80m)

Re-fitted with a range of wall and base units with work surfaces and matching upstands. Space for washing machine. Integrated freezer. Broom/meter cupboard. Tiled floor with under floor heating. Double glazed window and door to side.



**Bedroom 5/Study** 9' 6" x 8' 10" (2.89m x 2.69m)

Under floor heating. Double glazed window to front.

**First Floor Landing**

Built-in airing cupboard with gas combination boiler. 2 light tunnels. Access to part boarded loft, with lighting and via fold away ladder.

**Main Bedroom Suite** 15' 2" x 11' 2" (4.62m x 3.40m)

Radiator. Dual aspect with double glazed window to side and double glazed patio doors to the **Balcony** with views across Weston to the Mendip Hills. Opening to

**Dressing Area**

Range of built-in wardrobes. Door to

**En-suite Bathroom** 9' 8" x 8' 9" max (2.94m x 2.66m)

Re-fitted with a white suite of tiled shower enclosure with mains shower, freestanding 'slipper' bath, low level WC and vanity wash hand basin with drawers under. Ladder style radiator with an option to connect a power supply for summer use. Extractor fan. Down lighting. Fully tiled with a mixture of polished grey tiling and multi coloured 'slate' tiling. Double glazed window to rear.



**Bedroom 2** 14' 4" x 9' 2" (4.37m x 2.79m)

Radiator. Double glazed window to rear. Door to

**En-suite Shower** 8' 11" x 4' 1" (2.72m x 1.24m)

Tiled shower enclosure with mains shower, circular wash hand basin and low level WC with concealed cistern. Fully tiled walls and floor.



**Bedroom 3** 13' 10" x 11' 9" (4.21m x 3.58m) Radiator.

Dual aspect with double glazed window to side with views to the Mendip Hills. Double doors to the Balcony with views to Uphill Church and the Bristol Channel.

**Bedroom 5** 15' 0" x 6' 7" (4.57m x 2.01m)

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

**Bathroom** 9' 7" x 5' 7" (2.92m x 1.70m) White suite of

panelled shower bath with mains shower over, vanity wash hand basin and low level WC. Ladder style radiator. Tiling to walls and floor. Obscure double glazed window to side.

**Outside**

The kerb appeal of this spacious family home is very much enhanced by the front elevation as you pull onto the large driveway providing ample parking for several vehicles. The larger than average double garage measures 24' 5" x 19' 11" (7.44m x 6.07m) with up and over door, light, power and the solar panel system. There is access on both sides of the property to a decent sized rear garden featuring a large composite decking sun terrace. There are a few steps up to the main area of



garden perfect with further landscaping and enclosed by panelled fencing. Useful area of side garden with access to the double garage.



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

GROUND FLOOR



1ST FLOOR



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.