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Estate Agents

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# Harris & Lee

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*Cornwallis Avenue*

*OIEO £400,000*

- \* *Detached Bungalow*
- \* *D/Glazed Conservatory*
- \* *Views to Front & Rear*
- \* *Lovely Gardens*
- \* *3 Bedrooms*
- \* *18' x 17'5" Garage*



*114 High Street, Worle, BS22 6HD*

## Description

Lovely feel to this detached bungalow occupying a favoured, slightly elevated position enjoying views towards hillside to the front aspect, plus far reaching views from the beautifully maintained rear garden, towards Crook Peak and the Mendip Hills. A double glazed conservatory complements the double glazed and gas centrally heated accommodation incorporating 3 'good size' bedrooms, upgrades to the kitchen and shower room and 22' lounge/dining room. Many will appreciate the benefits of an additional cloakroom and the integral garage situated beneath the bungalow, measures an impressive 18' x 17'5", with electric door. Internal viewing highly recommended.

## Accommodation

### Entrance

Steps to a recessed and sheltered front entrance door, with outside light.

### Entrance Hall

Good size hallway with built-in cloaks cupboard with double doors. Further built-in cupboard. Coved ceiling with loft access. Telephone point, radiator.

### Cloakroom

WC and wash hand basin with radiator, tiled floor and coving. Obscure double glazed window to side.

**Lounge/Dining Room** 22' 0" x 12' 3" (6.70m x 3.73m) reducing to 10'2". A dual aspect reception room with double glazed window enjoying pleasant views to the front aspect, plus sliding glazed doors to the rear providing access to the conservatory. Coved ceiling with inset spot lighting. TV and telephone points, 2 radiators. Feature 'Tiffany' style fireplace, with inset gas fire.

**Conservatory** 9' 7" x 7' 4" (2.92m x 2.23m) Double glazed with pitched glass roof and sliding doors to the rear garden. Tiled floor.

**Kitchen** 13' 0" x 8' 3" (3.96m x 2.51m) A re-styled kitchen featuring a two-tone finish incorporating wall and base units in matt white and matt duck egg (blue/grey). Complementing quartz work surfaces with inset sink unit, mixer tap over and tiling to splash backs. Space for cooker with extractor hood above. Space for washing machine, upright fridge/freezer and slimline dishwasher. Built-in cupboard with light and shelving. Double glazed window and door to rear aspect.

**Bedroom 1** 12' 0" x 10' 8" (3.65m x 3.25m) plus two built-in double wardrobes to one wall. Coved ceiling, radiator, TV point. Double glazed window to rear aspect enjoying far reaching views Crook Peak and the Mendip Hills.

**Bedroom 2** 12' 9" x 8' 9" (3.88m x 2.66m) plus built-in wardrobe with mirrored sliding doors. Coved ceiling, radiator, TV point. Double glazed window to front aspect enjoying hillside views.

**Bedroom 3** 9' 0" x 8' 7" (2.74m x 2.61m) plus door recess. A good size 3rd bedroom with coved ceiling, radiator, TV point. Double glazed window to front aspect enjoying hillside views.

**Shower Room** 7' 10" x 6' 0" (2.39m x 1.83m) Re-styled shower room comprising corner shower cubicle, plus pedestal wash hand basin and low level WC. Two heated towel rail. Obscure double glazed window to side aspect.



## Outside

The front gardens have been landscaped with low maintenance in mind. An adjacent driveway can provide double width parking facility, and leads to the integral double garage, accessed via an electric up and over door. The garage measures an impressive 18' x 17'5" and benefits from power, lighting and cold water tap, useful for washing the car. Gated side access to the rear garden which is a particular feature of this home, being beautifully landscaped and maintained, whilst enjoying far reaching views from the southerly aspect towards the Mendip Hills and Crook Peak in the distance. A patio provides ample seating opportunity leading to adjacent areas laid to stone chippings, formal lawn and borders boasting an array of flowers and shrubs, providing colour. Garden shed and outside tap. Those with green fingers will appreciate growing areas where a variety of vegetables flourish.



## Tenure

Freehold, council tax band is 'E'.

## 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 from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 47-74mbps, source: Openreach.



GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.

