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St Georges

OIRO £435,000

- * *Detached Residence*
- * *Southerly Rear Garden*
- * *4 Bedrooms*
- * *20' x 9' Garage*
- * *20' x 18' Open Plan Living*
- * *Solar Panels*



114 High Street, Worle, BS22 6HD

Description

A rare opportunity to acquire an executive detached 'Fisher & Dean' home, known for being much more unique and individual, located on smaller more personal developments, and in this instance in the heart of St Georges, opposite the famous 'Wool Pack' and Farm Store. Commuters will appreciate that the M5 motorway junction 21 is in close proximity as well as amenities in Worle. The stylish gas centrally heated and double glazed accommodation features rooms of excellent proportion, the hub of the home being an open plan L-shaped kitchen/dining family room. Thousands have been spent on upgrades to the kitchen, downstairs cloakroom, bathroom and en-suite, plus energy saving solar panels are installed and owned by the occupiers. The integral garage is larger than average and many will appreciate the benefits of a southerly facing rear garden and that this family home has been beautifully maintained inside and out.

Accommodation

Entrance

Double glazed front entrance door opening to

Entrance Hall

Stairs to first floor. Smooth ceiling finish with coving. Radiator, 'Karndean' flooring. Useful door into garage.

Downstairs Cloakroom

Low level WC and wash hand basin with cupboard below. 'Karndean' flooring, radiator, extractor fan.

Lounge 16' 3" x 11' 9" (4.95m x 3.58m)

Feature fireplace with coal effect gas fire. Smooth ceiling finish with coving. Radiator. Double glazed window to front aspect.

L-shaped Open Plan Kitchen/Dining/Family Room

20' 8" x 18' 7" (6.29m x 5.66m) maximum.

Kitchen/Dining Area 18' 7" x 11' 0" (5.66m x 3.35m)

Re-styled in 2022 and comprising fitted 'Shaker' style wall and base units with complementing work surfaces. Inset sink unit with mixer tap over and upstand splash backs. Integrated 'Neff' appliances including double oven, 5 ring gas hob with cooker hood over, dishwasher and fridge. 'Karndean' flooring. Double glazed window to rear aspect. Built-in cupboard housing central heating and burglar alarm controls. Radiator. Access through to



Sitting/Family Area 11' 6" x 8' 8" (3.50m x 2.64m)

A southerly facing space with double doors opening into the rear garden. 'Karndean' flooring, smooth ceiling finish with coving. A dual aspect room with several double glazed windows affording plenty of natural light. Radiator.



First Floor Landing 12' 0" x 8' 10" (3.65m x 2.69m) maximum including stairs. A good size landing with smooth ceiling finish and access to loft space, being part boarded and housing the gas fired 'combi' boiler. Built-in storage cupboard, radiator. Double glazed window to rear aspect.

Bedroom 1 14' 1" x 11' 10" (4.29m x 3.60m) plus built-in wardrobes with matching drawers and bedside drawers. Radiator, coved ceiling. Double glazed window to front aspect. Door to



En-suite 7' 1" x 7' 1" (2.16m x 2.16m) Re-styled with walk-in shower, mains shower and glazed screen, low level WC and wash hand basin with cupboard below. Further counter with cupboards below. Smooth ceiling finish with inset spot lights. Extractor fan, heated towel rail, laminate flooring. Obscure double glazed window.



Bedroom 2 13' 0" x 11' 6" (3.96m x 3.50m) plus door recess. Smooth ceiling finish with part sloping ceiling and inset double glazed window to rear aspect. Wardrobes to one wall, with adjacent drawers plus bedside drawers. Radiator.



Bedroom 3 12' 1" x 9' 6" (3.68m x 2.89m) including wardrobe/cupboard to one wall. Smooth ceiling finish, radiator. Double glazed window to rear aspect.



Bedroom 4 15' 5" x 6' 5" (4.70m x 1.95m) maximum including built-in cupboard. Smooth ceiling finish, radiator. Double glazed windows to front aspect.



Family Bathroom 7' 1" x 5' 5" (2.16m x 1.65m) Re-styled in 2022. White suite of panelled bath with shower over, low level WC and wash hand basin with cupboard below. Heated towel rail. Smooth ceiling finish with coving and inset spot lights. Laminate flooring, extractor fan.

Outside

Low maintenance front garden, laid to artificial grass, enclosed by stone boundary wall. An adjacent block paved driveway provides off road parking and leads to the larger than average garage, measuring 20' x 9'1" approx. with up and over door, power and light. Useful utility cupboard with space for washer dryer. Personal door from the garage into the enclosed established southerly facing rear garden. The garden is private and principally laid to shaped lawn and patio/seating area, complemented with mature shrub borders. Gated side access.



Tenure

Freehold, council tax band is 'E'.

Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and very low from surface water. Flooding unlikely from groundwater or reservoir. Gfast fibre broadband available with a download speed of up to 330mbps, source: Openreach. Virgin Media is apparently at this address with download speeds up to gig1.

The Energy Rating for this property is 'C'.

GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1542 sq.ft. (143.2 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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