

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

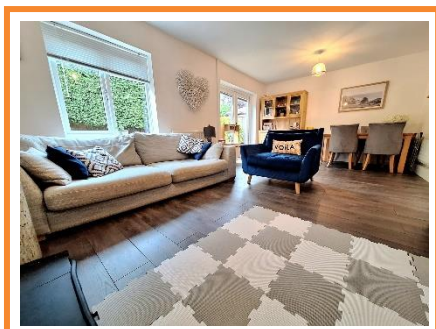
Helping you move with 100 years combined staff experience



Worle

OIEO £370,000

- \* Well Presented Throughout
- \* Detached Property
- \* Private Garden
- \* 4 Bedrooms
- \* Garage & Driveway
- \* Priory Catchment



114 High Street, Worle, BS22 6HD

## 2 Dean Close, Worle, Weston super Mare, BS22 7YN

### Description

This well presented detached home, sits on a level location in a quiet cul-de-sac close to Priory School, local amenities and commuter links. The property boasts 4 good sized bedrooms, modern kitchen/breakfast room and modern family bathroom. The garage has been partially converted to make space for a utility room and storage. Externally there is a driveway and a private Southerly facing garden enclosed by conifers and mainly laid to lawn.

### Accommodation

#### Entrance

uPVC double glazed front door with obscure glass, leading to

#### Entrance Hallway

Tiled floor, radiator, doors to all rooms. Staircase rising to first floor accommodation. Under stairs storage cupboard. Smooth Ceiling finish.

#### Utility Room 5' 8" x 8' 3" (1.73m x 2.51m) Tiled flooring.

Space and plumbing for washing machine. Space for under counter appliance. Base unit with roll edge worksurfaces. Fuse box. Door to

**Garage/ Store 10' 6" x 5' 7" (3.20m x 1.70m)** With up and over door, power and light. A versatile space, currently used as a gym.

#### Downstairs Cloakroom 8' 3" x 3' 2" (2.51m x 0.96m)

Obscure uPVC double glazed window to side aspect. Tiled floor. W.C. Wash hand basin and storage cupboard with central mixer tap and tiled to splashback. Radiator. Smooth Ceiling finish.

#### Kitchen/Breakfast Room 8' 7" x 14' 10" (2.61m x 4.52m)

Fitted with a range of gloss white wall and base units, with worksurfaces over and matching upstands. Wine rack. One and a half bowl sink and drainer under with central mixer tap. Built in double oven, built in microwave, built in fridge. Space for breakfast bar or table. Tiled flooring. 5 Ring gas hob with cooker hood over. uPVC double glazed door to side access. uPVC double glazed window to front aspect. Radiator. Smooth Ceiling finish.

#### Lounge/Diner 19' 5" x 12' 1" (5.91m x 3.68m)

A Large airy room with uPVC French doors to the rear garden, and uPVC window to rear. Laminate flooring. 2 Radiators, Log burner with tiled hearth. Smooth Ceiling finish.

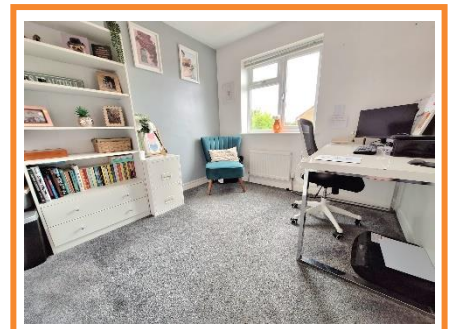
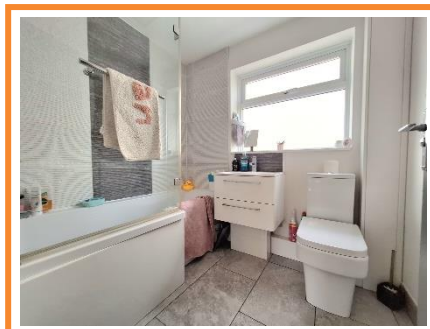
#### First Floor Landing

uPVC double glazed window to side aspect. Door to all rooms, airing cupboard housing Vaillant combination boiler. Loft hatch with access to part board loft space, with ladder and light.

**Bedroom 1 12' 4" x 10' 9" (3.76m x 3.27m)** Built in wardrobe with sliding door, Smooth Ceiling finish. Radiator. uPVC double glazed window to rear aspect.

**Bedroom 2 12' 4" x 8' 6" (3.76m x 2.59m)** Built in wardrobe with sliding door, Smooth Ceiling finish. Radiator. uPVC double glazed window to rear aspect.

**Bedroom 3 8' 5" x 8' 10" (2.56m x 2.69m)** Smooth Ceiling finish. Radiator. uPVC double glazed window to front aspect.



### Bedroom 4' 7" x 8' 8" (2.61m x 2.64m)

Built in wardrobe with sliding door. Smooth Ceiling finish. Radiator. uPVC double glazed window to front aspect.

### Bathroom 5' 6" x 7' 0" (1.68m x 2.13m)

Comprising white suite of P-Shaped bath with mains shower over, rainfall and handheld shower attachment and central mixer taps. Tiled enclosure and glass shower screen. Extractor fan. W.C. Vanity wash hand basin with drawers under. Ladder style radiator, tiled flooring. Obscure uPVC double glazed window to rear aspect. Smooth Ceiling finish.

### Outside

A safe and secure Southerly rear garden, enclosed by panelled fence. The main area of the garden is laid to lawn, with areas of patio and stone chippings. Mature confiner trees. To the side there is access via a gate to the front garden, and an area of stone chippings. Bike store, wooden shed. Cold water tap. The front of the property is mainly laid to stone chippings for off road parking, access via side gate to rear garden. Raised flower boarders. Block paved pathway to front door.

### 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.

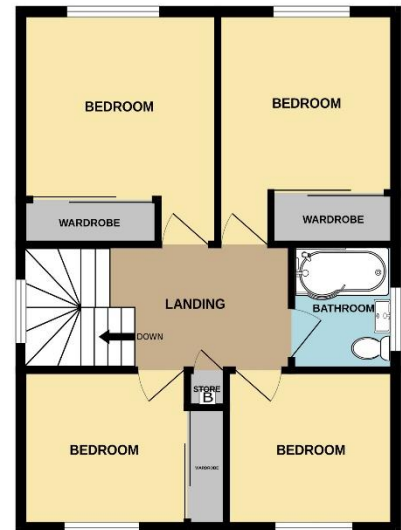
Mobile Signal- 5G. Visiting the Ofcom checker.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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