

**Harris & Lee**  
Estate Agents

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# Harris & Lee

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*Worle Hillside*

*£337,950*

- \* *Extended Semi Detached*
- \* *3 Double Bedrooms*
- \* *18' Dining/Sun Room*
- \* *Downstairs WC*
- \* *13' Bathroom*
- \* *Parking & Garage*



*114 High Street, Worle, BS22 6HD*

## Description

Rare opportunity to acquire an 'extended' semi detached house in this favoured hillside position, occupying an impressive corner plot with attractive established gardens, plus the enclosed rear garden enjoys a south westerly aspect. In addition to the single garage and driveway behind the rear garden an area has been laid to stone chippings to provide further parking opportunity. A 14' separate hallway provides access to the separate lounge and kitchen/breakfast room, plus the adjacent dining area leads through to a sun room/conservatory section affording plenty of natural light. The extended bathroom measures an impressive 13'4" in length and many will appreciate that all 3 bedrooms are decent 'doubles'! That all important downstairs cloakroom is present too. Cavity wall insulation has also been applied.

## Accommodation

### Entrance

Gate to side entrance door opening to

**Entrance Hall** 14' 0" x 6' 3" (4.26m x 1.90m) including stairs to first floor and built-in under stairs cupboard. Radiator. Access to kitchen and to

**Lounge** 14' 0" increasing to 15'5" max into bay x 12' 0" (4.26m x 3.65m) Coal effect electric fire with hearth and surround. Radiator. Double glazed bay window to front aspect.

**Kitchen/Breakfast Room** 11' 7" x 9' 0" (3.53m x 2.74m)

Wall and base units, plus work surfaces and breakfast bar. Sink unit with mixer tap over and tiling to splash backs. Space for cooker, washing machine, dishwasher and fridge. Gas fired boiler. Laminate flooring. Dual aspect double glazed windows plus door to rear lobby. Access through to

**Dining/Sun Room** 18' 2" x 9' 2" (5.53m x 2.79m)

A conservatory style sun room has been added to the original dining room to provide this flexible space, the sun room section having a glass roof, plus double glazed windows on low level walling. Obscure double glazed window to side. 2 radiators. Door to garden and access through to lobby with double doors to

### Downstairs WC

Low level WC and wash hand basin with cupboard below. Obscure double glazed window.

### First Floor Landing

Access to loft space, with ladder, being part boarded and with light facility. Double glazed window to side aspect.

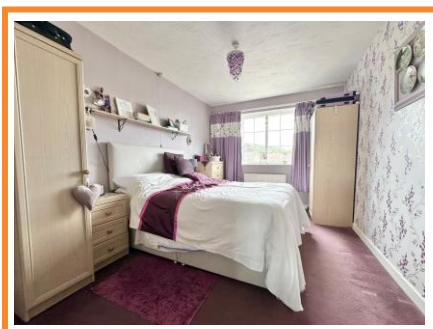
**Bedroom 1** 14' 1" x 9' 2" (4.29m x 2.79m) plus built-in wardrobe. Radiator, double glazed window to front aspect with views towards the Mendip Hills in the distance.

**Bedroom 2** 12' x 9' 3" (3.65m x 2.82m) plus built-in wardrobe and further airing cupboard housing the hot water tank. Radiator. Double glazed window with pleasant outlook to the rear aspect.

**Bedroom 3** 11' 1" x 9' 2" (3.38m x 2.79m) max. including box over stair head which has useful shelved storage above. Radiator. Double glazed window to side aspect.

**Bathroom** 13' 4" x 6' 9" (4.06m x 2.06m)

A lovely size extended bathroom with corner spa bath, plus separate shower area with 'Redring' electric shower. Pedestal wash hand basin and low level WC. Radiator, dual aspect double glazed windows.





## Outside

The property occupies a lovely corner plot with gardens to front and side, laid to lawn with a variety of flowers and shrubs. The rear garden is landscaped with reduced maintenance in mind, enclosed with a combination of walling and fencing. The rear garden enjoys a south westerly facing aspect and features a sheltered seating area, plus outside tap and gated side access. A personal door leads into a single garage, with up and over door, measuring 17' 5" x 8' approx. Useful storage shed behind the garage. Driveway parking in front of the garage, plus adjacent area laid to stone chippings providing further parking opportunity.



## Tenure

Freehold, council tax band is 'D'.

## 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 a low risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 72-80mbps, source: Openreach. Ultrafast full fibre due between now and Dec 2026.

**The energy rating for this property is 'D'.**



TOTAL FLOOR AREA: 1094 sq.ft. (101.7 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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