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Worlebury

OIEO £425,000

- * *Extended Detached Bungalow*
- * *4 Bedrooms*
- * *2 Bathrooms*
- * *Feature Sun Lounge*
- * *Secluded Position*
- * *NO ONWARD CHAIN*



114 High Street, Worle, BS22 6HD

1 Worlebury Close, Worlebury, Weston-s-Mare, BS22 9RT

Description

A unique 'extended' detached bungalow converted into the loft to provide extremely flexible accommodation over 2 floors. The rooms are of excellent proportion, complemented with 20' open plan living space, plus feature sun lounge with vaulted ceiling. There are bathroom facilities on both floors and the kitchen area measures an impressive 12'2" x 10'6". The property is situated in a lovely 'no through road' position in the favoured area of Worlebury, within reach of Worlebury Golf Course and Woods. Screening at the front provides a very private setting and this theme continues into the established rear garden.

Accommodation

Entrance

Arched front entrance door with adjacent glazed side panels, opening to lobby with further glazed door to

Entrance Hall 14' 5" x 5' 2" (4.39m x 1.57m)

A lovely size hallway, smooth ceiling finish with coving, radiator. Built-in cupboard. Access through to

Inner Hallway

With stairs rising to the first floor accommodation, cupboard storage with double doors beneath. Shelved recess with downlighting.

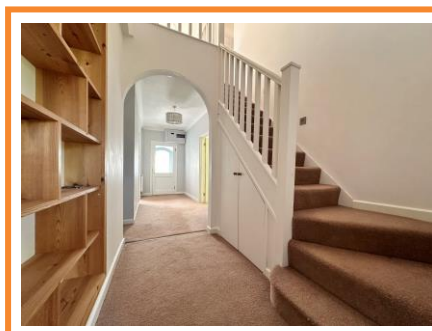
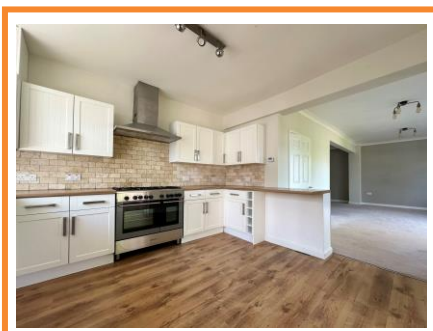
L-shaped Lounge/Dining Room 20' 1" x 10' 0" (6.12m x 3.05m) plus 11'10" x 11'6". A flexible living space with open plan access through to the kitchen. Smooth ceiling finish with coving, 2 radiators, TV aerial and telephone points. Shelved recess. Double glazed window and double doors to rear.

Kitchen 12' 2" x 10' 6" (3.71m x 3.20m) Fitted wall and base units, roll edge work surfaces with inset sink unit, mixer tap over and 'travertine' style tiled splash backs. Space for 'Range' cooker and 'American' style fridge/freezer. Breakfast bar area. Smooth ceiling finish, wood effect flooring. Double glazed window to side aspect.

Sun Lounge 10' 2" x 9' 0" (3.10m x 2.74m) minimum, plus lobby and walk-in utility cupboard with plumbing for washing machine and power points. A particular feature of this home with vaulted ceiling and exposed wooden beams. Wood effect flooring, 2 radiators. Shelved recess. Double glazed triple aspect windows and doors to both side aspects.



Bedroom 1 15' 3" into bay x 13' 6" into recess (4.64m x 4.11m) Smooth ceiling finish with coving, radiator, double glazed bay window to front aspect.



Bedroom 2 15' 3" x 13' 6" (4.64m x 4.11m) including chimney breast with recess. Smooth ceiling finish with coving, radiator, double glazed bay window to front aspect. Double glazed window to side.



En-suite

Shower enclosure with mains shower, counter and wash hand basin, plus low level WC. Sloping ceiling with smooth ceiling finish.

Downstairs Bathroom 12' 3" x 6' 4" (3.73m x 1.93m)
A good size re-styled bathroom with a white of panelled bath, with central tap, plus separate tiled shower enclosure with mains shower. Pedestal wash hand basin and low level WC. Tiling to walls and floor. Radiator. Feature high level shelf providing a shadow effect, with inset lighting for mood. Obscure double glazed window to side aspect.



Bedroom 4 13' 1" x 7' 6" (3.98m x 2.28m) plus recess. Sloping ceiling with smooth ceiling finish, radiator, 'Velux' window.



First Floor Landing/Study Area

With sloping ceiling and smooth ceiling finish. Telephone point. Double glazed window with views to front aspect.

Bedroom 3 12' 7" x 10' 2" (3.83m x 3.10m) including box over stair head, plus useful lobby/dressing area with storage to one wall. Smooth ceiling finish and area of sloping ceiling. Double glazed window to rear plus 'Velux' window. Access through to



Outside

The front garden is laid to stone chippings for reduced maintenance, enclosed with a boundary wall and mature shrub screening. An adjacent driveway provides off road parking and leads to gates which can open to a continuation of the driveway, leading along the side of the property. The rear garden is laid to grass with various patio seating areas positioned to take advantage of sunshine throughout different times of the day. Mature shrubs, trees and screening complement the garden, as does a feature 12' x 8' timber store shed, with feature overhang/sheltered section. Outside tap.



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 a low risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 30-47mbps. Ultrafast due between now and Dec 2026 with a download speed of up to 1800mbps, source: Openreach.

The energy rating for this property is 'C'.

GROUND FLOOR
1217 sq.ft. (113.1 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1627 sq.ft. (151.1 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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