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Locking Road

£349,950

- * *Extended 1930's Semi*
- * *Private Landscaped Gdn*
- * *19' Kitchen/Breakfast Room*
- * *Parking & Garage*
- * *3 Good Size Bedrooms*
- * *Superbly Maintained*



114 High Street, Worle, BS22 6HD

Description

An opportunity to acquire a beautifully presented, extended, 1930's semi detached house, extensively improved by the present owners, having enjoyed this home for circa 25 years. The double glazed and gas centrally heated accommodation features an impressive 19' kitchen/breakfast room, in addition to '2' receptions and a large hallway. Upstairs, there are 3 'good size' bedrooms plus bathroom with bath and shower facility. Far reaching views are available to the rear aspect and many will appreciate the private, split level, landscaped rear garden. Driveway and forecourt parking are complemented with an attached garage. There is a lovely 'feel & atmosphere' to this home, plus many character features, including a wood burning stove in the lounge.

Accommodation

Entrance

Double glazed front entrance door opening to lobby with further door to

Entrance Hall 14' 3" x 7' 0" (4.34m x 2.13m) A lovely initial welcome, featuring a glass and wood staircase rising to the first floor, with inset lighting. Built-in cupboard under. Radiator with decorative cover. Wooden flooring. Smooth ceiling finish with coving. Double glazed window to side aspect.

Lounge 14' 0" x 13' 6" (4.26m x 4.11m) into southerly facing bay window to front aspect. Feature oak flooring and fireplace with inset wood burning stove. 2 wall lights points. Smooth ceiling finish with coving.

Dining Room 13' 1" x 12' 0" (3.98m x 3.65m) Feature oak flooring. Smooth ceiling finish with coving and inset spot lights. Bi-folding doors to the rear garden.

Kitchen/Breakfast Room 19' 0" x 8' 10" (5.79m x 2.69m)

A particular feature of this home, extended to the rear incorporating '2' sky lights affording plenty of natural light. Grey gloss units are complemented by wooden work surfaces, sink unit with mixer tap over and tiling to splash backs. Space for 'range' style cooker with cooker hood over. Space for 'American' style fridge/freezer. Integrated dishwasher, washing machine and bin. Marble tiled floor. Smooth ceiling finish with inset spot lights. Feature wide picture window above the breakfast bar enjoying views across the rear garden. Bi-folding doors to the rear garden.

First Floor Landing

Drop down access to loft space. Smooth ceiling finish with coving and inset spot lights. Double glazed window to side.

Bedroom 1 14' 0" x 10' 1" (4.26m x 3.07m) up to fitted wardrobes along one wall, with sliding doors, two mirrored. Wood flooring, radiator. Smooth ceiling finish with coving and inset spot lights. Double glazed window to front aspect.

Bedroom 2 13' 2" x 10' 0" (4.01m x 3.05m) up to fitted wardrobes along one wall, with sliding doors, two mirrored. Wood flooring, radiator. Smooth ceiling finish with coving and inset spot lights. Double glazed window to rear aspect enjoying far reaching views towards the hillside and Worlebury.

Bedroom 3 9' 0" x 8' 7" (2.74m x 2.61m) A good size 3rd bedroom with double wardrobe. Radiator. Smooth ceiling finish with coving. Double glazed window to side aspect.



Bathroom 8' 10" x 8' 7" (2.69m x 2.61m)

A superb size bathroom including bath and separate shower, wide wash hand basin with mixer tap, and low level WC. Attractive tiling to floor and walls. Smooth ceiling finish with inset spot lights. Radiator, double glazed window to rear aspect.

Outside

Block paved forecourt and driveway providing ample off road parking facility. An electric roller door opens into the adjacent garage, measuring 18'6" x 8'6" approximately, incorporating power, lighting, wall and base units plus work surface. Obscure double glazed window and personal door opening into the rear garden. The rear garden is another particular feature of this home, being enclosed and private and yet still enjoying views towards Worlebury from the raised patio seating area. Steps descend to an area of lawn complemented with trees and shrubs, plus garden shed.

Garden & Views



The energy rating for this property is 'D'.

Tenure

Freehold, council tax band is 'C'.

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 from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 44-64mbps, source: Openreach.

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 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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