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Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Merton Drive*

*OIEO*

*£400,000*

- \* *3 Storey Detached Home*
- \* *5 Double Bedrooms*
- \* *3 Bathrooms plus Cloakroom*
- \* *D/Glazed Conservatory*
- \* *Southerly Rear Garden*
- \* *Double Garage & Parking*



*114 High Street, Worle, BS22 6HD*

### Description

This 3 storey detached family home offers impressive and extremely flexible accommodation, occupying a level position within reach of 'The Campus', supermarkets and other outlets. 5 'double' bedrooms, '2' en-suites, double glazed conservatory and a double garage, for sub 450k, dictates that you will find it difficult to find a better value home at this price point. The dual aspect lounge is 22' in length, plus a separate dining room could easily be used as a study or hobby room. The kitchen has been re-styled, in addition to one of the en-suites and of course many will appreciate the benefits of a downstairs cloakroom and a southerly facing rear garden. Viewing is essential to appreciate the wealth of accommodation and versatility available.

### Accommodation

#### Entrance

Double glazed front entrance door opening to

#### Entrance Lobby

Radiator, coved ceiling, doors to hallway and to

#### Downstairs Cloakroom

Low level WC. Pedestal wash hand basin radiator, half tiled walls extractor fan.

#### Entrance Hall 11' 5" x 6' 0" (3.48m x 1.83m)

Including staircase rising to the first floor accommodation with recess under, radiator, smooth ceiling finish with coving.

#### Lounge 22' 0" x 11' 7" (6.70m x 3.53m)

An impressive dual aspect reception room with double glazed window to front aspect plus double doors leading through to the conservatory. Fireplace, two radiators, TV point.

#### Conservatory 11' 8" x 9' 10" (3.55m x 2.99m)

Double glazed windows set upon low level waling. Double doors to rear garden.

#### Dining Room 11' 1" x 10' 0" (3.38m x 3.05m) Plus door

recess. A flexible space that could be used as an office or study, or perhaps a downstairs bedroom. Smooth ceiling finish with coving. Radiator, double glazed window to front aspect.

#### Kitchen/Breakfast Room 12' 1" x 10' 5" (3.68m x 3.17m)

A restyled room with fitted wall and base units with wooden work surfaces. One and a half bowl sink unit with mixer tap over and coloured glass splash backs. Integrated double oven and AEG induction hob with cooker hood over. Integrated fridge/freezer and dishwasher. Radiator, spot lights, smooth ceiling finish with coving. 'Karndean' flooring. Double glazed bay window to rear aspect.

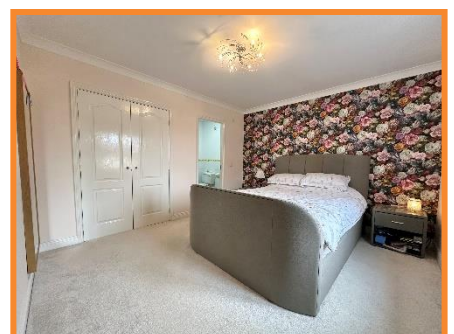


#### Rear Lobby/Utility

'Valliant' gas fired boiler. Wall storage cupboards with integrated washing machine. Radiator, 'Karndean' flooring, door to rear garden.

#### First Floor Landing 22' 0" x 6' 2" (6.70m x 1.88m)

Smooth ceiling fish with coving, built-in cupboard with double doors housing the hot water tank. Radiator. Dual aspect double glazed windows to front and rear.



**Bedroom 1** 12' 3" x 11' 1" (3.73m x 3.38m) Plus built-in double wardrobe, smooth ceiling finish with coving. Radiator, double glazed window to front aspect.

**En-suite** 9' 3" x 5' 5" (2.82m x 1.65m) Comprising shower cubicle with mains shower. Pedestal wash hand basin and low level WC. Radiator, smooth ceiling finish, extractor fan.

**Bedroom 4** 11' 9" x 9' 7" (3.58m x 2.92m) Plus built in cupboard, radiator, smooth ceiling finish with coving, double glazed window to rear aspect.



**Bedroom 5** 11' 9" x 9' 7" (3.58m x 2.92m) Plus built in double wardrobe. Smooth ceiling finish with coving, radiator, Double glazed window to front aspect.



### Bathroom

Panelled bath, pedestal wash hand basin and low level WC. Radiator, smooth ceiling finish with extractor fan, Obscure double glazed window to rear aspect.



### Second Floor Landing

'Velux' window. Radiator.

**Bedroom 2** 13' 0" x 11' 9" (3.96m x 3.58m) Plus door recesses to front and rear. Two radiators, smooth ceiling finish covered ceiling.



### En-suite

Shower cubicle with mains shower, vanity unit. wash hand basin with drawers below. Low level WC. Extractor fan, radiator.



**Bedroom 3** 13' 1" x 10' 3" (3.98m x 3.12m) Plus recess. Double glazed windows to front and rear. Access to loft space, two radiators. Smooth ceiling finish with coving.



### Outside

The rear garden is enclosed and enjoys a south easterly facing aspect, laid to artificial grass with low maintenance in mind. Outside tap. Gated rear access to the double garage and double width parking. The double garage measures 17' x 16'5", with power and lighting, '2' up and over doors, plus loft storage facility. Personal door to the side leading into the rear garden.

## Tenure

Freehold, council tax band is 'E'.

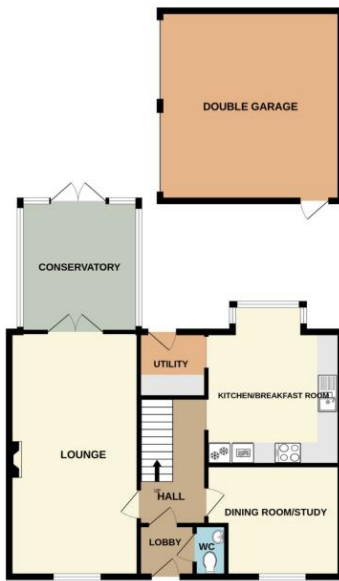
The energy rating for this property is 'C'.

## Other Material Information

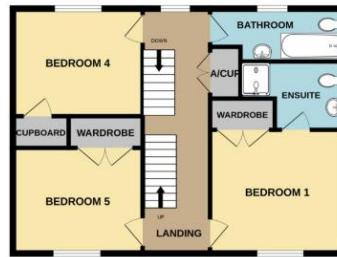
Gas central heating and double glazing. GOV.UK

illustrates a low risk of flooding from rivers and sea, and from surface water. Flooding unlikely from groundwater or reservoir. Ultrafast fibre broadband available with a download speed of up to 1000mbps, source: Openreach.

GROUND FLOOR  
1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



2ND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 2099 sq.ft. (195.0 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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