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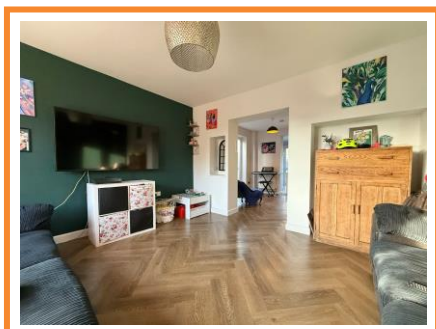
Helping you move with 100 years combined staff experience



Chantry Drive

OIRO £276,000

- * *3 Bed Semi Detached*
- * *15'8" x 8'4" Kitchen*
- * *Extended to the Rear*
- * *Favoured Level Position*
- * *16'7" x 8'9" Family Room*
- * *Parking & Garden*



114 High Street, Worle, BS22 6HD

1 Chantry Drive, Worle, Bs22 7PP

Description

A lovely flexible family home courtesy of an impressive 15' wide rear extension. This allows the former kitchen/diner to adapt into versatile dining/family space, ideal for a play room or home working. Driveway parking leads to useful side storage and there is potentially space to build a garage, subject to all necessary consents of course. The level low maintenance rear garden is enclosed and there are views towards the natural green space of Castle Batch to the rear. This larger than usual 3 bedroom semi is in very close proximity to St Marks primary school and close to other good local schools, supermarkets and a newly developed 'SEND' play park/green space.

Accommodation

Entrance Hall

Stairs to first floor, radiator. Door to

Lounge 13' 5" x 12' 0" (4.09m x 3.65m) plus recess.

Wood effect flooring, radiator, smooth ceiling finish. 2 wall light points. Double glazed bow bay window to front aspect. Access through to

Dining/Family Room 16' 7" x 8' 9" (5.05m x 2.66m)

plus recess and useful under stairs storage cupboard. A versatile space ideal for play or hobby room with wood effect flooring, radiator. Double glazed double doors to side of property. Square opening leading through to

Kitchen 15' 8" x 8' 4" (4.77m x 2.54m) Fitted wall and base units, roll edge work surfaces and breakfast bar. 1 and 1/2 bowl sink unit with mixer tap over and tiling to splash backs. Fitted oven and 4 ring gas hob with cooker hood over. Space for dishwasher, washing machine and 'American' style fridge/freezer. Radiator, coved ceiling. Double glazed windows and door to rear garden.



First Floor Landing

Built-in cupboard housing the 'Vaillant' gas fired boiler. Smooth ceiling finish, access to loft space.

Bedroom 1 11' 4" x 8' 4" (3.45m x 2.54m) plus door recess. Radiator, laminate flooring, double glazed window to front aspect.

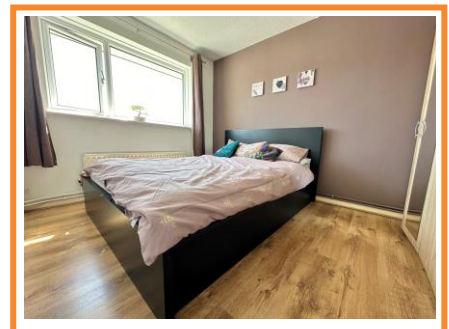
Bedroom 2 10' 4" x 8' 5" (3.15m x 2.56m) plus door recess. Radiator, laminate flooring, double glazed window to rear aspect.

Bedroom 3 7' 10" x 6' 10" (2.39m x 2.08m) Radiator, laminate flooring, double glazed window to rear aspect.

Bathroom 7' 10" x 5' 7" (2.39m x 1.70m) White suite of panelled bath with shower over, pedestal wash hand basin and low level WC. Radiator, tiling to walls. Obscure double glazed window.

Outside

Low maintenance front garden, laid to stone chippings, enclosed with conifer hedging. Adjacent driveway providing off road parking, leading to a useful side timber store measuring 7'9" x 7'4", double doors at each end with further access to the rear garden. The rear garden is laid to lawn and patio positioned in different sections of the garden to take advantage of the sunshine throughout various times during the day. Outside tap.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

Rear Garden



Tenure

Freehold, council tax band is 'C'.

The energy rating for this property is 'C'.

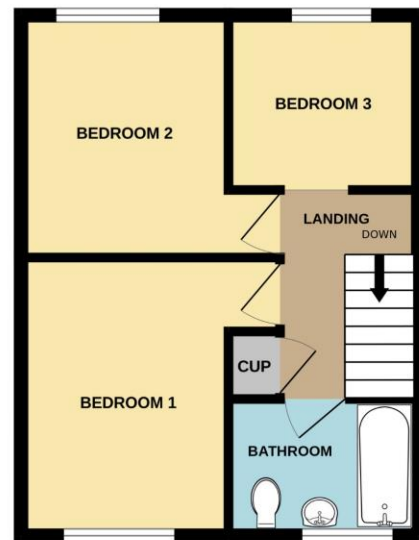
Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and a low risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 35-55mbps, source: Openreach. Ultrafast full fibre scheduled from now until Dec 2026.

GROUND FLOOR
491 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.6 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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