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Worle Hillside

£375,000

- * Link Detached Bungalow
- * 3 Good Size Bedrooms
- * 2 Reception Rooms
- * 17' x 8'10" Garage
- * Re-styled Shower Room
- * Additional WC



114 High Street, Worle, BS22 6HD

Description

Beautifully maintained Link-Detached Bungalow featuring 3 'good size' bedrooms, in addition to '2' separate rooms, courtesy of a side extension. The entrance porch provides integral access into the larger than usual garage, measuring 17' x 8'10" and many will appreciate the benefits of a separate WC, in addition to the re-styled shower room. The entrance hall is also of good proportion and includes useful built-in storage. The private enclosed rear garden leads around to an extra side section which features integrated under house storage. There is ample off road parking opportunity to the front aspect and the bungalow enjoys a slightly elevated position, above Worle High Streets wide range of shops and amenities. Internal viewing is simply essential to fully appreciate the flexible 'bright & airy' accommodation.

Accommodation

Entrance Porch 9' 4" x 4' 8" (2.84m x 1.42m)

Via double glazed front entrance door, plus adjacent glazed side panels, affording plenty of natural light. Door providing integral garage access and further door to

Entrance Hall

A lovely size L-shape hallway incorporating two built-in storage cupboards with sliding doors. Laminate flooring, radiator, access to loft space.

Living Room 16' 9" x 11' 10" (5.10m x 3.60m)

Feature fireplace, housing an electric fire, with stone surround and mantle over. Coved ceiling, radiator. A dual aspect room with windows to front and rear plus double doors to the rear garden.

Kitchen 11' 10" x 11' 0" (3.60m x 3.35m)

A well proportioned 'almost square' room including 'Shaker' style wall and base units. Roll edge work surfaces with inset sink unit, mixer tap over and tiling to splash backs. Space for cooker, washing machine and under counter fridge and freezer. Wine rack. Laminate flooring. Radiator. Double glazed window to rear aspect. Feature archway through to

Dining Room 11' 5" x 9' 3" (3.48m x 2.82m)

Ideal for breakfast or dining, or perhaps a hobby space if preferred. Another dual aspect room with windows to front and rear, plus door to side of bungalow. Radiator.

Bedroom 1 14' 0" x 11' 0" (4.26m x 3.35m)

Radiator, double glazed window to front aspect.

Bedroom 2 10' 8" x 9' 0" (3.25m x 2.74m)

Radiator, double glazed window to front aspect.

Bedroom 3 11' 0" x 7' 2" (3.35m x 2.18m)

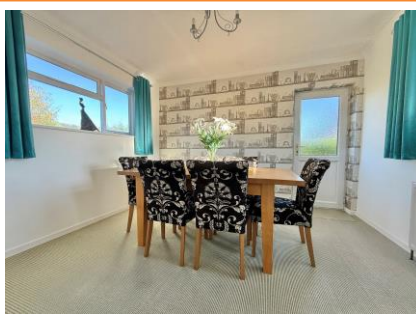
plus built-in mirrored door wardrobe to one wall. Radiator, double glazed window to side aspect.

Shower Room 6' 10" x 5' 5" (2.08m x 1.65m)

A re-styled room with walk-in shower enclosure, mains shower plus deluge and handheld fittings. Pedestal wash hand basin and low level WC. Heated towel rail, extractor fan. Obscure double glazed window.

Separate WC

Low level WC plus pedestal wash hand basin, radiator. Obscure double glazed window.



Outside

The front of the property is screened from the road, a tarmac driveway combined with a turning bay provides ample off road parking opportunity. An up and over door opens into a larger garage than average, measuring 17' x 8'10" approximately. This has power and lighting, plus window to rear and door to the rear garden. The rear garden is enclosed, a decent size lawn is complemented by patio seating areas, privacy provided by mature conifer tree hedging. Outside tap. The garden continues to the side of the bungalow, low level doors providing access into useful under property storage/cellars.



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 from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of up to 76mbps, source: Openreach. Virgin media website confirms that Gig1 is available at this address.

The energy rating for this property is 'D'.

GROUND FLOOR
1145 sq.ft. (106.3 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.3 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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