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Harris & Lee

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Worle OIRO £390,000

- * Extended Detached Chalet
- * Re-Fitted Kitchen
- * 4 Bedrooms
- * 2 Office/Hobbies Rooms
- * 3 Reception Rooms
- * Award Winning Garden



114 High Street, Worle, BS22 6HD

22 Worle Court, Worle, Weston-super-Mare, BS22 6UD

Description

Situated in a popular and well established cul-de-sac and within a level walk of Worle High Street, regular bus service and a wide choice of local amenities. There is certainly much more to this property than meets the eye having been extended by way of a 2-storey addition at the rear providing an additional reception room and main bedroom with en-suite shower. The well presented accommodation benefits from a downstairs WC, 2 further reception room, re-fitted kitchen, 4 bedrooms in total plus a bathroom, useful loft, utility and 2 Office/hobbies rooms. The previously award-winning rear garden provides a good deal of privacy and is very well stocked with shrubs. There is ample parking on the block paved driveway at the front and side.

Accommodation

Entrance Hall

Double glazed entrance door and side panel. 2 radiators. Laminate flooring. Staircase to first floor accommodation.

Cloakroom

White suite of vanity wash hand basin with drawers under and low level WC. Radiator. Understairs cupboard. Obscure double glazed window to side.

Lounge 16' 6" x 11' 1" (5.03m x 3.38m)

Wall mounted electric fire. Radiator. Coved ceiling. Double glazed bow window to front. Part glazed door to

Dining Room 10' 10" x 9' 1" (3.30m x 2.77m)

Radiator. Glazed double doors to

Sitting Room 17' 0" x 9' 1" (5.18m x 2.77m)

Wall mounted electric fire. Radiator. 4 double glazed windows to side and double glazed patio doors to the rear, overlooking the garden.

Kitchen 10' 10" x 8' 9" (3.30m x 2.66m)

Re-Fitted in 2024 with a range of wall and floor units with roll edge work surfaces and matching upstands. Single drainer enamel sink unit with mixer tap. Built-in electric double oven, gas hob and cooker hood. Downlighting. Coved ceiling. Bi-fold door to the dining room. Double glazed window to rear. Double glazed door to side.

First Floor Landing

Radiator and decorative screen. Double glazed window to side. Staircase to loft.

Bedroom 1 16' 9" plus door recess x 8' 7" (5.10m x 2.61m) Radiator. Coved ceiling. Dual aspect with double glazed windows to side and rear. Door to



En-suite shower

White suite of tiled shower enclosure with electric shower, vanity wash hand basin with cupboards under and low level WC. Radiator. Obscure double glazed window to side.

Bedroom 2 13' 4" x 12' 2" (4.06m x 3.71m)

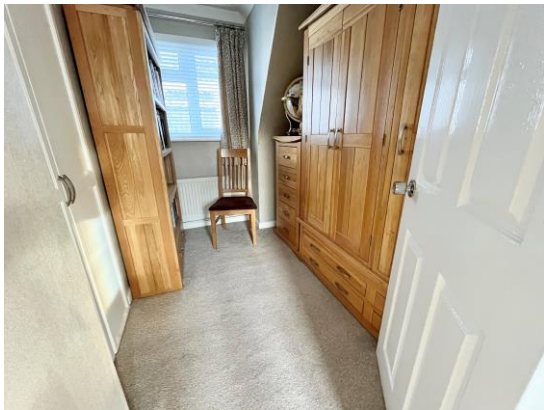
Plus cupboard over stairhead. Double glazed window to front.



Bedroom 3 8' 10" max x 7' 10" max (2.69m x 2.39m)
Radiator. Obscure double glazed window to side.



Bedroom 4/Dressing Room 9' 0" max x 6' 7" max (2.74m x 2.01m) Large wardrobe. Radiator. Obscure double glazed window to side.



Bathroom

White suite of panelled shower bath with 'deluge' shower head and separate shower attachment, vanity wash hand basin with cupboards under and low level WC. Tiling to splashbacks. Obscure double glazed window to side. Cupboard housing the gas combination boiler.



Loft 22' 3" x 5' 5" (6.78m x 1.65m) with radiator, double glazed window to rear, Velux window, access to a large store cupboard and eaves storage.

Outside

The front of the property is laid to block paving providing ample parking and extending to the side of the property. Double doors give access to the **Utility Room** 7'7" x 7'2" Door to the garden and door to **Office 1** 7'7" x 7'3" with double glazed window to side and further door to **Office 2** 8'9" x 7'9" double glazed window to rear. The previously award-winning rear garden (WSM & District Allotments and Gardens Association) enjoys a good deal of privacy and is attractively laid out with well stock flower and shrub borders with a resin path winding through the lawn. 2 ornamental ponds and a garden shed. A resin patio adjoins the rear of the property.



Tenure

Freehold

Material Information

We have been advised the following;

Electricity- Mains

Gas - Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- Visit the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

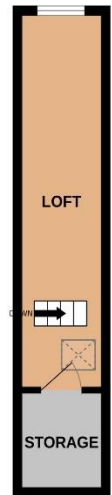
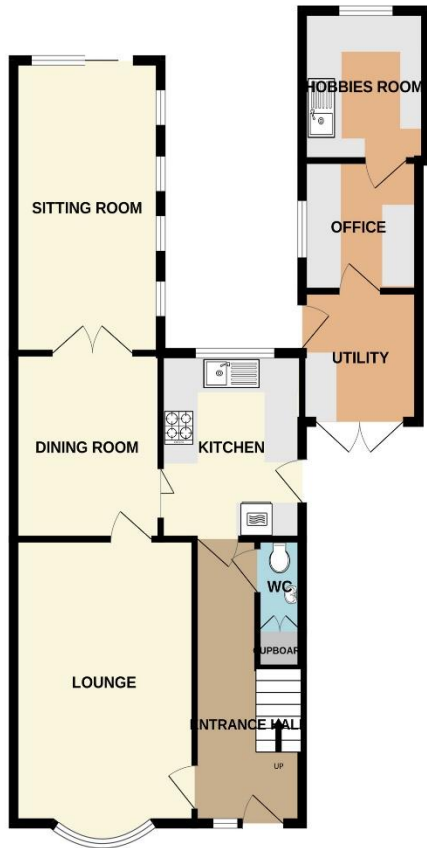


EPC Here

GROUND FLOOR
820 sq.ft. (75.3 sq.m.) approx.

FIRST FLOOR
704 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR
152 sq.ft. (14.1 sq.m.) approx.



TOTAL FLOOR AREA: 1677 sq.ft. (155.8 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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