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Haywood Village

OIRO £500,000

- * 3 Storey Detached House
- * 5 Bedrooms
- * 27' Kitchen/Family Room
- * 27' Master Bedroom
- * 22' x 20' Double Garage
- * Views to Front & Rear



114 High Street, Worle, BS22 6HD

Description

A beautifully presented '5' bedroom, '3' storey detached town house, offering extremely flexible accommodation, backing onto a sports playing field and fronting on to green space and play park for the children. An impressive 27' L-shaped kitchen/dining/family room is the hub of this family home, however, even this is upstaged by the 27' main bedroom with en-suite, which occupies the entire top floor, providing adults with a better degree of privacy from '4' bedrooms on the first floor, ideal for children and the larger family. A 'Jack & Jill' en-suite benefits bedrooms 2 & 3 and this is in addition of course to a family bathroom and downstairs cloakroom. A generously proportioned entrance hall provides access to the separate lounge and another reception room could be used as a study or play room if required. The gardens have been landscaped with low maintenance in mind, and a double width drive leads to double garage measuring an impressive 22' x 20'. A lovely all round package in a particularly nice position, within a level walk to local shops and green space.

Accommodation

Entrance

Gated access to sheltered front entrance, with outside lighting.

Entrance Hall

'Amtico' flooring. Radiator, smooth ceiling finish. Stairs to first floor.

Downstairs Cloakroom

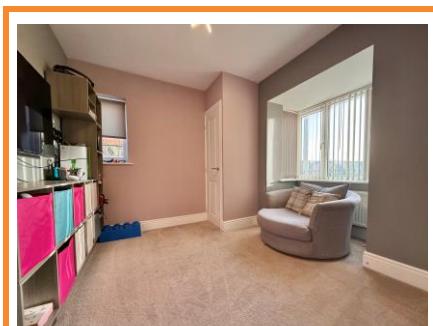
Low level and pedestal wash hand basin. Half tiled walls. 'Amtico' flooring. Radiator, smooth ceiling finish. Extractor fan.

Lounge 14' 8" x 11' 4" (4.47m x 3.45m) max, plus double glazed bay window to front aspect enjoying views to green space/park. Radiator, smooth ceiling finish.



Reception Room/Study 10' 0" x 8' 9" (3.05m x 2.66m) including built-in storage cupboard. Radiator, smooth ceiling finish. Double glazed window to side plus double glazed bay window to front aspect enjoying views to green space/park.

Kitchen/Dining/Family Room 27' 4" x 15' 6" (8.32m x 4.72m) reducing to 9'8". An impressive L-shaped flexible space with 'Amtico' flooring and smooth ceiling finish with inset spot lights. The kitchen features stylish matt black wall and base units with quartz work surfaces. 1 and 1/2 bowl sink unit with mixer tap and upstand splash backs. Integrated double oven and induction hob with cooker hood above. Space for 'American' style fridge/freezer, dishwasher and washing machine. Useful recess beneath the stairs. Dual aspect double glazed windows to side and rear plus double doors to the rear garden.



First Floor Landing

2 built-in cupboards. Door to stairs rising to the second floor accommodation.

Bedroom 2 14' 6" x 10' 0" (4.42m x 3.05m)

Radiator, smooth ceiling finish. Dual aspect double glazed windows to side and rear enjoying views across a playing field towards the hillside in the distance.



Bedroom 3 11' 4" x 10' 0" (3.45m x 3.05m)

Built-in cupboard. Radiator, smooth ceiling finish. Double glazed window to rear enjoying views across a playing field towards the hillside in the distance.



Jack & Jill En-suite 7' 4" x 6' 8" (2.23m x 2.03m)

Can be utilised by both bedrooms 2 & 3. Shower enclosure with 'Mira' shower, pedestal wash hand basin and low level WC. Tiled floor. Radiator. Double glazed window.



Bedroom 4 10' 0" x 9' 0" (3.05m x 2.74m) max. Radiator, smooth ceiling finish. Double glazed windows to side and front aspects enjoying views across green space/park.

Bedroom 5 9' 10" x 7' 0" (2.99m x 2.13m) plus recess for freestanding wardrobes. max. Radiator, smooth ceiling finish. Double glazed window to front aspect enjoying views across green space/park.



Bathroom 8' 8" x 6' 6" (2.64m x 1.98m)

Bath with mixer shower and side screen, low level WC and pedestal wash hand basin. Radiator, tiled floor. Smooth ceiling finish with inset spot lights. Obscure double glazed window.

Second Floor

Bedroom 1 27' 4" x 17' 3" (8.32m x 5.25m) reducing to 9'10". A stunning bedroom of amazing proportion allowing for a bed size of choice plus dressing area and space for sofa or chairs. Feature walk-in wardrobe. Smooth ceiling finish with access to loft space. 3 radiators. A triple aspect room with 'Velix' window double glazed window to side and 2 to front with views across green space/park. Door to



En-suite 10' 0" x 7' 1" (3.05m x 2.16m) Bath plus separate shower enclosure with mains shower, pedestal wash hand basin and low level WC. Feature contemporary radiator. Tiled floor, 2 'Velux' windows. Smooth ceiling finish with inset spot lights.

Outside

Low maintenance front garden enclosed with railings and 2 gates. A double width driveway provides off road parking and leads to the double garage with 2 up and over doors. The garage measures 22' x 20' and benefits from loft storage, power and lighting plus personal door to side to the rear garden. The rear garden is enclosed, has gated access and is landscaped with reduced maintenance in mind. Laid to block edged artificial grass with raised tiled patio, plus wooden decked seating area, partly sheltered with a section ideal for housing a hot tub. Outside tap.



Tenure

Freehold, council tax band is 'E'.

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 very low risk from surface water. Flooding unlikely from groundwater or reservoir. Ultrafast full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

The energy rating for this property is 'B'.

GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.

2ND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.0 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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