

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

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North Worle

£399,950

- \* Extended Detached House
- \* Southerly Rear Garden
- \* 4/5 Bedrooms
- \* 17'5" x 8'8" Garage
- \* 25' Kitchen/Dining Room
- \* Utility & Cloakroom



114 High Street, Worle, BS22 6HD

### Description

An extended and beautifully maintained 4/5 bedroom detached house benefitting from a southerly facing rear garden and integral garage with potential to convert into additional living space, if desired. A useful utility and downstairs cloakroom complement an impressive re-styled 25' kitchen/dining room, ideal for family gatherings or socialising. North Worle is one of the best locations to have a wide range of amenities available locally and the Castlemead shopping centre is on the doorstep. Simply must be viewed to be appreciated!

### Accommodation

#### Entrance Hall

Double glazed entrance door. Maple wood flooring. Coved ceiling. Under stairs cupboard. Staircase to first floor accommodation. Smooth ceiling finish with coving.

#### Lounge 16' 10" into bay x 10' 1" (5.13m x 3.07m)

Smooth ceiling finish with coving. Feature traditional style radiator. TV point. Archway to

**Kitchen/Dining/Family Room 25' 7" x 10' 0" (7.79m x 3.05m)** An impressive re-styled room featuring 'Shaker' style wall and base units in grey. Complementing work surfaces with breakfast bar return. 1 and 1/2 bowl sink unit with mixer tap over and upstand splash backs. Integrated double oven and induction hob with cooker hood over. Integrated dishwasher and fridge/freezer. Laminate flooring. Smooth ceiling finish with inset spot lights. Double glazed window to rear aspect. Double doors to the rear garden. Door providing integral garage access.



**Utility 5' 7" x 5' 4" (1.70m x 1.62m)** including useful tall storage cupboard, plus base unit and counter. Space for tumble dryer or washing machine. Laminate flooring, Radiator. Smooth ceiling finish. Double glazed door to rear garden. Door to



#### Cloakroom

Vanity unit/wash hand basin with cupboard below and low level WC. Tiling to floor and walls. Radiator. Smooth ceiling finish. Obscure double glazed window to rear.

#### First Floor Landing

Airing cupboard. Access to loft space. Smooth ceiling finish with coving.

#### Bedroom 1 14' 6" x 9' 5" (4.42m x 2.87m)

Radiator. TV point. Smooth ceiling finish with coving. Double glazed window to front.





**Bedroom 2** 13' 6" x 8' 0" (4.11m x 2.44m)

Radiator. Smooth ceiling finish with coving. Double glazed window to front.



**Bedroom 3** 10' 0" x 9' 5" (3.05m x 2.87m)

Radiator. Smooth ceiling finish with coving. Double glazed window to rear.



**Bedroom 4** 11' 11" max x 7' 11" (3.63m x 2.41m)

Built-in wardrobe. Smooth ceiling finish with coving. Double glazed window to rear.



**Study/Bedroom 5** 8' 1" x 6' 10" (2.46m x 2.08m)

Radiator. Smooth ceiling finish with coving. Laminate flooring. Double glazed window to front.

**Bathroom** 6' 9" x 6' 2" (2.06m x 1.88m)

White suite of panelled shower bath with deluge shower and handheld fittings. Vanity unit/wash hand basin with cupboard below and low level WC. Radiator. Part tiled walls. Smooth ceiling finish with coving. Double glazed window to rear.

**Outside**

The front garden is laid principally to lawn. A tarmac and block paved driveway provides parking and access to the garage with double doors, light and power. The garage measures 17'5" x 8'8" approximately and houses the gas fired boiler. A side path gives access to the southerly facing rear garden, enclosed by panel fencing, laid to lawn with an area of paving adjacent to the rear of the property. A further paved area is positioned to take advantage of a westerly aspect and therefore the late afternoon and evening sun. Cold water tap.



**Tenure**

Freehold, council tax band is 'D'.

**Other Material Information**

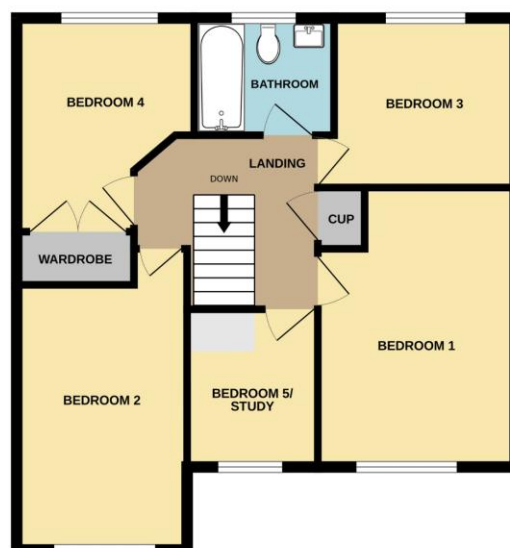
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Virgin media confirms that download speeds of up to Gig1 are available at this address.

**The energy rating for this property is 'C'.**

GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.3 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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