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Wick St Lawrence

OIEO £382,200

- * 3 Bed Detached House
- * 14' D/Glazed Conservatory
- * Kitchen & Utility Rooms
- * Cloakroom & En-suite
- * Garage/Gymnasium
- * Established Gardens



114 High Street, Worle, BS22 6HD

Description

RARE OPPORTUNITY to acquire this particular design of 3 bedroom detached house, tucked away off a 'no through road' position on the westerly fringes of this popular address. Superb 'kerb appeal' with a lovely mature feel to the gardens and the immediate surrounds, hence the present owners have enjoyed this home for over 20 years. A 14' double glazed conservatory complements the double glazed and gas centrally heated accommodation, including 2 reception areas, 2 bathrooms, downstairs cloakroom and separate utility room. The smallest bedroom measures an impressive 12' in length. Part of the integral garage has been adapted into a gym and the attractive established gardens sweep round from the rear to the side of the property. Beautifully presented throughout and many will appreciate upgrades to the kitchen, cloakroom, bathroom and en-suite. Early viewing strongly advised!

Accommodation

Entrance

Front entrance door opening to

Entrance Hall

Stairs to first floor, radiator, coved ceiling, laminate flooring.

Downstairs Cloakroom

Low level WC and vanity unit/wash hand basin with cupboard below. Heated towel rail, laminate flooring. Smooth ceiling finish with inset spot lights. Obscure double glazed window.

Lounge 15' 6" into bay x 12' 0" (4.72m x 3.65m)

Coved ceiling, laminate flooring, radiator. Double glazed bay window to front aspect. Archway through to

Dining Room 10' 0" x 8' 6" (3.05m x 2.59m) Coved ceiling, laminate flooring, radiator. Double glazed patio doors to rear garden.

Inner Hall

Useful under stairs cupboard. Wood effect flooring. Access to kitchen, door to utility.

Kitchen 12' 0" x 8' 7" (3.65m x 2.61m) White gloss wall and base units, work surfaces with inset sink unit and mixer tap over. Integrated fridge/freezer and slimline dishwasher. Space for cooker. Wood effect flooring, smooth ceiling finish. Radiator. Double glazed window to rear aspect plus door to



Utility Room 6' 8" x 6' 1" (2.03m x 1.85m)

Wall and base units, roll edge work surface, sink unit with mixer tap and tiling to splash backs. Wood effect flooring, radiator. Smooth ceiling finish, double glazed window to rear aspect.

Conservatory 14' 0" x 10' 5" (4.26m x 3.17m) Double glazed windows to 3 sides plus double doors to side and to rear garden.

First Floor Landing

Built-in airing cupboard housing the hot water tank. Radiator, access to loft space. Useful walk-in L-shaped cupboard with light, measuring 7'3" x 7'6" max. with radiator.

Bedroom 1 10' 2" x 9' 4" (3.10m x 2.84m) minimum, plus wardrobes and door recess. 2 double wardrobes to one wall. Radiator, double glazed window to front aspect.





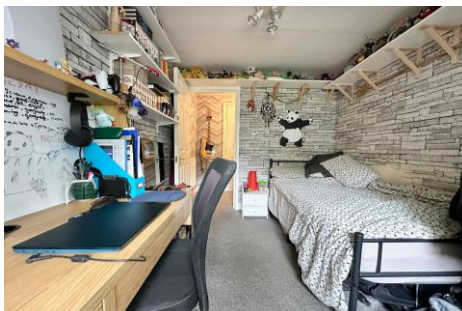
En-suite 6' 5" x 5' 6" (1.95m x 1.68m) Corner shower cubicle with 'Mira' shower. Counter with wash hand basin and cupboards below. Low level WC. Fully tiled walls, smooth ceiling finish with inset spot lights. Obscure double glazed window.



Bedroom 2 11' 6" x 8' 5" (3.50m x 2.56m) minimum. Radiator, double glazed window to rear aspect.



Bedroom 3 12' 1" x 7' 6" (3.68m x 2.28m) Sloping ceiling. Radiator, double glazed window to front aspect.



Bathroom 7' 1" x 6' 4" (2.16m x 1.93m) White suite of panelled bath with central taps and mixer shower. Corner shower cubicle. Wash hand basin with cupboards below. Low level WC. Smooth ceiling finish with inset spot lights. Obscure double glazed window.



Outside

The front of the property is laid to a tarmac forecourt providing ample off road parking facility. An up and over door opens into the garage which has been divided into 2 sections, the first measuring 8' x 7'7" max. ideal for storage. A door leads through to the second section measuring 7'8" x 7'5", currently used as a home gym, potential for home office too. Gated side access to an enclosed area of side garden, laid to patio and wooden decking, with feature inset fish pond. The rear garden has a lovely established feel to it, with mature trees and shrubs complementing areas laid to patio and decking for seating, plus lawn and timber store.



Former Garage/Gym



Tenure

Freehold, council tax band is 'D'.

Other Material Information

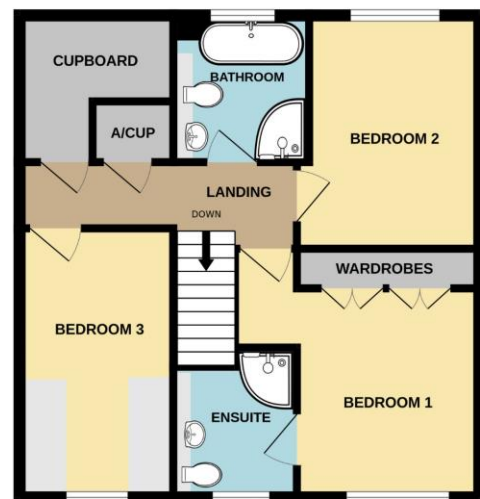
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and a low risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 80mbps, source: Openreach. Virgin Media confirm that download speeds of up to Gig1 are available at this address.

The energy rating for this property is 'D'.

GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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