

**Harris & Lee**

Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Sunningdale Road

£380,000

- \* Detached Family Home
- \* 4 Bedrooms
- \* Westerly Facing Rear Garden
- \* 23' Kitchen/Dining Room
- \* Utility & Downstairs WC
- \* '2' Driveways



114 High Street, Worle, BS22 6HD

## Description

Extensively modified and improved 4 bedroom detached family home, in a level 'no through road' position and yet ideal for local shops and amenities including St Marks School. Significant investment makes this beautifully presented home ready to move into, it really does feel like there is literally nothing else you need to do here. Part of the garage has been converted into a utility room with downstairs WC, complementing a stylish 23' kitchen/dining room. The rear garden has been landscaped and enjoys a westerly aspect and many will appreciate that there are '2' driveways, providing flexibility. The original bathroom has been adapted to now include bath and separate shower facility too. 'Show Home' feel hence viewing is strongly advised!

## Accommodation

### Entrance

Double glazed front entrance door opening to porch, with double glazed window to side, radiator. Further multi pane glazed door to

**Lounge** 15' 3" x 11' 6" (4.64m x 3.50m) including a range of built-in low level storage solutions. TV point, coved ceiling, radiator. Panelling to dado height. Double glazed window to front aspect. Door to

**Kitchen/Dining Room** 23' 5" x 12' 3" (7.13m x 3.73m) reducing to 9' minimum. Including stairs to first floor with built-in cupboard under. A particular feature of this home, a lovely family or social space re-styled to include a wide range of white gloss wall and base units. Work surfaces with inset sink unit, telescopic mixer tap over. Integrated double oven and 4 ring gas hob with cooker hood over. Integrated dishwasher. Laminate flooring, radiator. Double glazed window to rear aspect plus double doors to the rear garden. Access through to

## Utility

Originally part of the integral garage. A useful extra space with wall cupboards, plus counter and space below for washing machine and tumble dryer. Smooth ceiling finish with inset spot lights, laminate flooring. Radiator. Door to side. Door to

## Downstairs WC

including concealed 'Worcester' gas fired boiler. Low level WC and vanity unit/wash hand basin with cupboard below.

## First Floor Landing

Access to loft space, storage cupboard.

**Bedroom 1** 14' 1" x 11' 9" (4.29m x 3.58m) plus door to walk-in style wardrobe. Smooth ceiling finish with coving. Radiator. 2 double glazed windows to front aspect.

**Bedroom 2** 12' 2" x 9' 0" (3.71m x 2.74m) Feature vertical cladding providing a focal point to the room. Radiator, double glazed window to rear aspect.

**Bedroom 3** 10' 10" x 6' 7" (3.30m x 2.01m) Radiator, double glazed window to rear aspect.

**Bedroom 4** 9' 0" x 7' 2" (2.74m x 2.18m) Smooth ceiling finish. Radiator, double glazed window to front aspect.

## Bathroom

A re-styled and modified room to incorporate both bath and separate shower enclosure, plus circular wash hand basin with counter and drawers below, low level WC. Partly tiled walls, heated towel rail. Extractor fan. Obscure double glazed window.



## Outside

Low maintenance open plan front garden, plus 'two' independent driveways providing plenty of off road parking opportunity. An up and over door provides access into the the remaining area of garage which has not been used for the utility/WC conversion. Personal door to side. Gated side access into the rear garden which has been landscaped and benefits from a westerly facing aspect. Private and finished with reduced maintenance in mind, incorporating patio and decked seating areas, artificial lawn, raised planters with shrubs/bushes and feature pergola.



## 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. Fibre to cabinet broadband available with a download speed of 76mbps, full fibre due between now and Dec 2026, source: Openreach. Virgin media is available at this address.

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

GROUND FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of these floor plans, measurements of rooms, windows, doors 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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