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Worle

O.I.E.O £500,000

- * Stunning Detached Home
- * 2 Garages & Ample Parking
- * 24' Kitchen Family Room
- * Four Bedrooms
- * Extended & upgraded
- * Large Plot



114 High Street, Worle, BS22 6HD

Description

Sitting on a good size plot this four-bedroom family home has a lot to offer! Even on approach this property is impressive offering a driveway for multiple vehicles or possible camper van for those that like to dabble in van life. Internally the property simply has the 'wow factor' having been extended and enhanced by the current owner. The immaculate accommodation really does have a 'high end' feel about it and boasts 2 reception rooms plus a 24' Kitchen family room with tri-fold doors opening on to the superb sized rear garden with pleasant patio area and a good section of lawn. Upstairs there are four bedrooms and a family bathroom featuring 'his and hers' sinks. Furthermore, there is also the potential to extend further (subject to necessary planning and consent) either into the garden or above the two single garages. This property is one of those that simply must be viewed.

Accommodation

Entrance Porch

uPVC double glazed entrance porch accessed via a sliding door. Vinyl floor covering. Part Glazed uPVC entrance door into

Entrance Hall

Vinyl floor covering, door to downstairs WC. Door to

Cloakroom

Vinyl floor covering. Vanity unit with inset wash hand basin, central mixer taps and tiled to splashback. Close Coupled W.C. Ladder style radiator. Storage cupboard.

Dining Room 15' 3" x 13' 10" (4.64m x 4.21m)

uPVC double glazed window to front aspect, double radiator. Stairs to first floor accommodation. Door to

Lounge 17' 0" x 12' 1" (5.18m x 3.68m)

Coved ceiling, feature upright radiator. electric fire and surround. uPVC box bay window with French doors to rear garden.

Kitchen / Breakfast Family Room 24' 3" x 14' 2" (7.39m x 4.31m)

a fantastic sized room, which has been adapted by the current owners to what is now a light and airy open plan kitchen breakfast family room. The kitchen area features a range of shaker style wall mounted and base units with Quartz worktops with inset drainage ridges next to the single bowl stainless steel sink unit with central mixer tap, including a hot tap for instant boiling water. Space for range style cooker and dishwasher. Built in fridge-freezer. The family area is separated from the kitchen via a breakfast bar and features Tri-fold doors opening onto the rear garden, three Velux windows, down lights and a vintage style radiator. Internal door to garage.

First Floor Landing

Doors to all rooms. Loft hatch with access to loft. Airing cupboard with shelving. Wall mounted combi boiler for domestic hot water and central heating.

Bedroom 1 14' 3" x 10' 1" (4.34m x 3.07m)

uPVC double glazed window to rear aspect. Coved ceiling. Radiator. Feature wall panelling.

Bedroom 2 10' 2" x 10' 4" (3.10m x 3.15m)

uPVC double glazed window to front aspect. Radiator. Built in storage cupboard. Coved ceiling.

Bedroom 3 9' 6" x 8' 6" (2.89m x 2.59m)

uPVC double glazed window to rear aspect. Radiator. Store cupboard.



Bedroom 4 9' 6" x 8' 10" (2.89m x 2.69m)

uPVC double glazed window to front aspect. Radiator, coved ceiling.

Bathroom 6' 8" x 8' 1" (2.03m x 2.46m)

2 uPVC obscured double glazed windows to side aspect. Close coupled W.C. His & Hers sinks with vanity unit under. Vintage style radiator. Vinyl floor covering. White suite of panelled bath with central mixer taps and rainfall shower over and separate hand attachment. Part tiled walls.

Garage 1 15' 11" x 8' 11"

Space and plumbing for washing machine. Space for tumble drier with countertop. Manual roller door, loft hatch. Light and power.

Garage 2 16' 2" x 8' 3"

Light and power. Manual roller door, personal door.

Garden

A superb sized side and rear garden enclosed by panelled fencing. Large patio area with steps to raised lawn area. Cold water tap.

Other Material Information

- C. Tax Band - D
- Tenure - Freehold
- Mains Gas
- Mains Electric
- uPVC Double Glazing - Present
- Water & Sewage - Bristol & Wessex Water
- Broadband - Information via Openreach - Fibre available with download speeds up to 76mbps. Full Fibre planned between now and Dec 2026. Virgin Media is available at this address.
- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.

1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1642 sq.ft. (152.5 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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