Harris & Lee
Estate Agents
www.harrisandlee.net
01934 519200

# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



# Worle

# O.I.E.O £500,000

- \* Stunning Detached Home
- \* 2 Garages & Ample Parking
- \* 24' Kitchen Family Room

- \* Four Bedrooms
- \* Extended & upgraded
- \* Large Plot







# 4 Parklands Avenue, Weston-Super-Mare BS22 7PS

## 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)

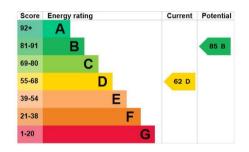
2 uPVC obscured double glazed windows to side aspect. Close coupled W.C. His & Hers sinks with vanity unit under. Vintage style radiator. Vinyl floor covering. White suite of panelled bath with central mixer taps and rainfall shower over and separate hand attachment. Part tiled walls.

## 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 downloads 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.





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



TOTAL FLOOR AREA: 1642 s.g.ft. (152.5 s.g.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floogies contained here, instaurements of stoors, incloser, come and any other items are approximate and no responsibility is taken for any error, omission or mis-standernt. This pales in the floatistance uproposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability of efficiency can be given.

Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.