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Estate Agents

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# Harris & Lee

Estate Agents

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**North Worle      £360,000**

- \* Three Bedroom Family Home
- \* South Westerly Rear Garden
- \* Garage & Driveway Parking
- \* Desirable Cul-de-Sac Location
- \* Kitchen & Separate Utility
- \* Close to Schools/Parks & Walks



114 High Street, Worle, BS22 6HD

## 6 Arnor Close, Weston-Super-Mare BS22 7QB

### Description

This three bedroom detached family home in one of North Worle's most favoured positions must be viewed. The ideal family home is situated close to Castle Batch Primary School, Castle Batch Park, and local foot & cycle paths for pleasant walks toward Wick St Lawrence and St Georges. The property itself boasts three bedrooms, the master benefits from a small en-suite shower. Family Bathroom. On the ground floor there is a Kitchen and separate utility, extended lounge, dining room and cloakroom WC. We strongly advise an internal viewing.

### Accommodation

#### Entrance

The front of the property provides driveway parking and a front lawn with a block paved pathway leading to a part glazed uPVC entrance door.

#### Entrance Porch

Parquet flooring, down lights. Gas & Electric meters. Part glazed hardwood door into

#### Entrance Hall

Dado rail, parquet flooring, radiator. Stairs to first floor accommodation, with storage cupboard under. Door to

#### Lounge 16' 10" x 12' 7" (5.13m x 3.83m)

A good sized room with the front having been extended to meet the building line of the property with uPVC leaded double glazed window to the front aspect. Radiator, TV point. Coved ceiling. Brick mantle piece with electric fire. part glazed timber bi-fold doors leading to

#### Dining Room 9' 8" x 9' 6" (2.94m x 2.89m)

Coved ceiling, Radiator. uPVC double glazed French doors to rear garden. Door to

#### Kitchen

Fitted with a range of shaker style wall mounted and base units with works surfaces and tiling to splashbacks, single bowl stainless steel sink and drainer unit with central mixer tap over. Built in electric oven and 4 ring gas hob with extractor hood over. Space for upright fridge freezer. uPVC double glazed window to rear aspect. Doors to hallway and

#### Utility room 8' 0" x 7' 6" (2.44m x 2.28m)

Fitted with a range of shaker style wall mounted and base units plus worktop, space and plumbing for Washing Machine & Dishwasher. radiator, coved ceiling. Part Glazed uPVC door with uPVC double glazed side window to rear garden. Door to garage

#### Cloakroom WC 6' 9" x 2' 10" (2.06m x 0.86m)

Low level timber cladding, wall mounted wash hand basin with tiling to splash back and drawers under. W/C, radiator, vinyl floor covering. Electric consumer unit.

#### First Floor Landing

Doors to all first floor rooms, loft hatch providing access to the partially boarded loft with corded light. Airing cupboard with shelving and Immersion tank.

#### Bedroom 1 10' 2" upto Wardrobe x 10' 3" (2.94m x 2.89m)

Coved ceiling, radiator. uPVC double glazed window to rear aspect. built in wardrobe with sliding glass doors. Door to



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.

**En-Suite 5' 1" x 2' 6" (1.55m x 0.76m)**

Fully tiled, shower enclosure with Mira electric shower.  
Extractor, space saving corner wash hand basin.

**Bedroom 2 11' 10" x 10' 2" (3.60m x 3.10m)**

Coved ceiling, uPVC leaded double glazed window to front aspect. Radiator.

**Bedroom 3 7' 4" x 7' 4" (2.23m x 2.23m)**

Radiator, uPVC leaded double glazed window to front aspect. Vinyl floor covering.

**Bathroom**

Comprising of Panelled bath with central mixer tap over and mixer shower attachment. W/C, pedestal wash hand basin. Half tiled walls, radiator, wall mounted light with shaver point, down lighting. Obscured uPVC double glazed window to rear aspect. Vinyl floor covering.

**Rear Garden**

A South Westerly rear garden, predominantly laid to a raised lawn with planted borders and a raised decking enclosed by fencing. Patio area, outside light, cold water tap. Side access

**Other Material Information**

Gas Central Heating

Double Glazing.

Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

Virgin Media website confirms their service 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.

Council Tax Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq.ft. (104.9 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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