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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 7GB

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

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

Other Material Information

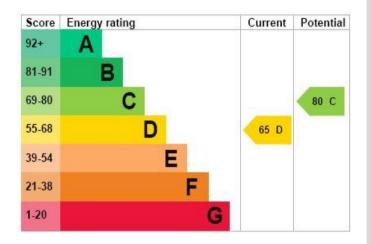
Gas Central Heating

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







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

TOTAL FLOOR AREA: 1129 sq.ft. (104.9 sq.m.) approx. Ist every attempt has been made to ensure the accuracy of the floorplan contained here, measure doors, windows, cross and any other items are approximate and no responsibility is taken for an insision or mis-statement. This plan is for illustrative purposes only and should be used as such petrotre purchaser. The services, systems and appliances shown have not been tested and no g

their operability or efficiency can be g Made with Metropix ©2025

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