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North Worle

£439,950

- * 4 Bedroom Detached House
- * D/Glazed Conservatory
- * Extended Accommodation
- * Dressing Room
- * Southerly Facing Rear Garden
- * 19' Kitchen/B'Fast Room



114 High Street, Worle, BS22 6HD

Description

A 4 bedroom detached home occupying a level 'no through road' position at the top of North Worle, extended above the garage allowing for the master bedroom, with en-suite, to now gain a walk-in dressing room, plus bedroom 2 has grown to over 18' in length. A double glazed conservatory provides additional downstairs space and part of the garage has been adapted into a useful utility area. The kitchen/breakfast room measures over 19' in length and complements 2 separate receptions. Many will appreciate that the enclosed rear garden enjoys a southerly facing aspect and attractive block paving to the front of the house provides ample off road parking. Lovely 'kerb appeal' with so many amenities in close proximity including the Castlemead shopping centre, Castle Batch, Priory School and doctors surgery.

Accommodation

Entrance

Double glazed front entrance door opening to

Entrance Hall 15' 10" x 5' 8" (4.82m x 1.73m) including stairs to first floor. Telephone point, radiator, coved ceiling. Leaded double glazed windows to both side aspects.

Downstairs Cloakroom 5' 3" x 4' 8" (1.60m x 1.42m) A lovely re-styled cloakroom with WC and vanity unit/wash hand basin with cupboard below. Tiling to floor and walls. Heated towel rail. Obscure double glazed window.

Lounge 17' 9" x 11' 0" (5.41m x 3.35m) 2 radiators, coved ceiling, leaded double glazed window to front aspect. Double doors through to the conservatory.

Dining Room 10' 0" x 9' 0" (3.05m x 2.74m)

Wood effect flooring, radiator, coved ceiling, leaded double glazed window to front aspect.

Conservatory 12' 7" x 10' 6" (3.83m x 3.20m)

A lovely size conservatory, being double glazed with triple aspect windows set on walling. Tiled floor with under floor heating. Double doors to the rear garden.

Kitchen/Breakfast Room 19' 5" x 8' 5" (5.91m x 2.56m) increasing to 9'. Cream gloss wall and base units, with complementing work surfaces, inset sink unit with mixer tap and tiling to splash backs. Integrated double oven and 4 ring gas hob with cooker hood over. Wood effect flooring. Smooth ceiling finish with inset spot lights. Radiator, double glazed window to rear. Door to rear garden.



Utility 7' 5" x 3' 9" (2.26m x 1.14m)

Formed by adapting part of the original garage. Wall and base units, counter and sink unit. 'Vaillant' gas fired boiler. Wood effect flooring. Door to remaining garage.

Remaining Garage 10' 6" x 8' 2" (3.20m x 2.49m) Electric door, power and lighting.

First Floor Landing

Access to loft space, with ladder, being part boarded.



Bedroom 1 13' 0" x 10' 0" (3.96m x 3.05m)

Radiator, leaded double glazed window to front aspect.



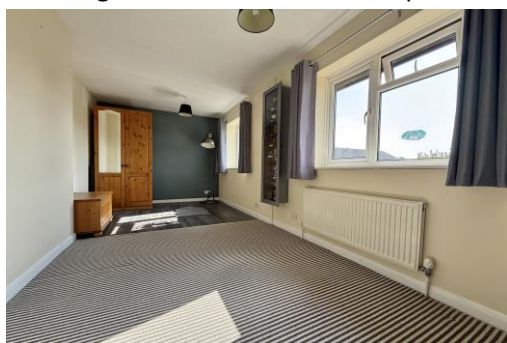
Dressing Room/Walk-in Wardrobe 7' 1" x 5' 4" (2.16m x 1.62m) minimum up to a range of fitted wardrobes along 2 walls. Access to loft space. Radiator, leaded double glazed window to front aspect.



En-suite 5' 8" x 5' 4" (1.73m x 1.62m)

Corner shower cubicle with mains shower, low level WC and vanity unit/wash hand basin with cupboard under. Heated towel rail. Obscure double glazed window.

Bedroom 2 18' 2" x 8' 2" (5.53m x 2.49m) reducing to 7'6". Part carpet and part wood effect floor. Radiator, 2 double glazed windows to rear aspect.



Bedroom 3 11' 2" x 10' 0" (3.40m x 3.05m) plus built-in over stairs cupboard. Laminate flooring, coved ceiling, radiator, leaded double glazed window to front aspect.



Bedroom 4 8' 2" x 7' 7" (2.49m x 2.31m)

Wood effect floor. Radiator, double glazed window to rear aspect.

Bathroom 9' 2" x 4' 5" (2.79m x 1.35m)

Corner bath unit with shower and side screen, wash hand basin and WC. Heated towel rail. Smooth ceiling finish with inset spot lights. Obscure double glazed window.



Outside

An open plan lawned front garden is complemented by an extensive adjacent area, laid to attractive block paving providing plenty of off road parking opportunity. An electric door provides access into the remaining section of garage, measuring 10'6" x 8'2", with power and lighting. The rear garden is enclosed and benefits from a south easterly facing aspect. The garden is laid to a combination of patio and lawn, with trees and conifers, complemented with a timber summerhouse.



Other Material Information

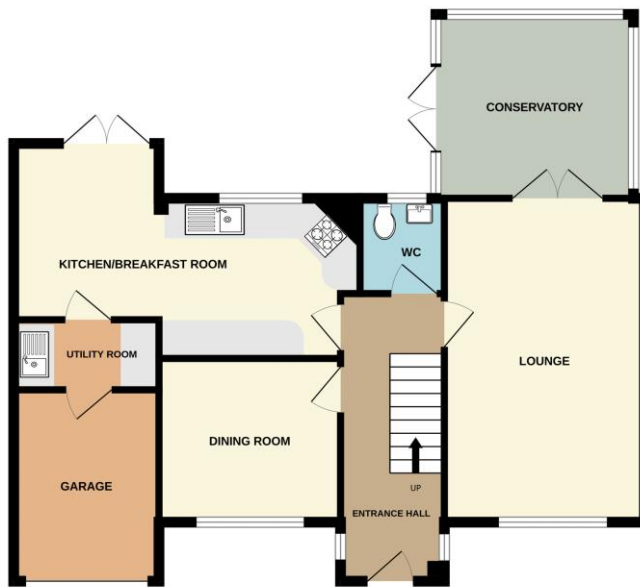
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps source: Openreach. Virgin Media website confirms their service is available at this address.

Tenure

Freehold, council tax band is 'E'.

The energy rating for this property is 'C'

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (132.0 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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