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Worle Hillside

OIRO £700,000

- * *Stylish Detached Residence*
- * *3/4 Bedrooms*
- * *Southerly Rear Garden*
- * *Double Garage/Office*
- * *Close to Amenities*
- * *Must Be Viewed*



114 High Street, Worle, BS22 6HD

Description

A wonderful, unique and stylish detached residence which feels like it is tucked away in a village and yet High St amenities are in very close proximity. The visual from the road suggests this is simply an impressive detached bungalow, however, a glimpse of the rear elevation really sets the scene and illustrates that this fine home is arranged over 2 floors, with an 'upside down' configuration. This allows for the living accommodation to look over the beautiful rear gardens which are blessed with a southerly aspect, plus their own kitchen, WC and workshop! The versatile accommodation is best described as a 3/4 bedroom home, rooms are of excellent proportion including a 17' x 17' living room, 21' re-styled kitchen/dining room and there are luxury bathrooms on each floor, both incorporating bath and separate shower facility. There is even a 'man cave' or hobby room of course. The enclosed frontage allows for ample parking opportunity, plus there is a small integral garage measuring 10', ideal for bikes and storage. The detached double garage is currently used for home working and is divided into impressive office space, with it's own kitchen and WC. This could of course be adapted into an annexe for a relative, or perhaps 'home & income' or 'airbnb'. One step into the 18' x 9' reception hallway will provide a great first impression, that you are entering something that little bit different and a bit special. A lifestyle choice with a wide range of facilities on the doorstep.

Tenure - Freehold, council tax band is 'E'.

Accommodation

Entrance

Leaded obscure double glazed front entrance door, opening to

Entrance Hall 18' 0" x 9' 0" (5.48m x 2.74m) A particular feature of this home and lovely first impression, a stylish and uniquely shaped staircase descends to the lower ground floor. 2 built-in cupboards. Radiator. Leaded double glazed window to front aspect.



Lounge 17' 3" x 17' 2" (5.25m x 5.23m) maximum. A southerly facing reception room with double glazed windows, including floor to ceiling windows commanding a lovely outlook over the established rear garden. Radiator. '4' ceiling light points.

Kitchen/Dining Room 21' 1" x 11' 1" (6.42m x 3.38m) reducing to 9'10". A re-styled room 'Shaker' style wall and base units in grey colour, work surfaces with inset sink unit, mixer tap over and tiling to splash backs. Integrated fridge and freezer, dishwasher and oven. 4 ring gas hob with cooker hood over. Space for table and chairs. Smooth ceiling finish with coving. Leaded double glazed window to front. Double glazed window to rear aspect enjoying views over the rear garden and beyond.



Side Lobby 21' 8" x 4' 5" (6.60m x 1.35m) A useful space providing sheltered access to the utility room, plus integral garage. Doors to front and rear, radiator. Partly tiled walls. Double glazed window to rear aspect.

Utility 9' 9" x 5' 8" (2.97m x 1.73m) Space for washing machine and tumble dryer. Double glazed window with views to rear.



Integral Garage 10' 0" x 9' 9" (3.05m x 2.97m) Electric roller door, power and lighting.

Reception/Bedroom 4 15' 8" x 12' 0" (4.77m x 3.65m) Smooth ceiling finish, radiator, double glazed window to rear aspect enjoying views over the rear garden and beyond.



Bathroom 9' 4" x 8' 8" (2.84m x 2.64m) Re-styled luxury bathroom comprising bath, plus separate shower enclosure with mains shower, vanity unit/wash hand basin with drawers below and WC. Fully tiled walls. Heated towel rail. Extractor fan. Leaded double glazed window.



Lower Ground Floor

Hallway

Smooth ceiling finish with coving. Cupboard.

Bedroom 1 18' 6" x 17' 0" (5.63m x 5.18m) maximum reducing to 9'10". A southerly facing bedroom with double glazed windows and door to the rear garden. Smooth ceiling finish with coving. Radiator.



Bedroom 2 13' 1" x 12' 0" (3.98m x 3.65m) Smooth ceiling finish with coving. Radiator. Double glazed window to rear aspect.

Bedroom 3 12' 0" x 10' 9" (3.65m x 3.27m) into recess. Approx measurements due to shape of room. Smooth ceiling finish with coving. Radiator. Double glazed window to rear aspect.



Shower Room 16' 3" x 7' 2" (4.95m x 2.18m) maximum. Another re-styled luxury bathroom comprising bath with tiled surround and central taps, wide vanity unit with drawers below and dual sink units. WC. Separate tiled shower enclosure with seating recess and mains shower. Smooth ceiling finish with inset spot lights. Tiled floor. Cupboard with double doors. Heated towel rail.



Office/Hobby Space 11' 2" x 10' 2" (3.40m x 3.10m) main area. A useful internal space accessed from the hallway, currently used as an office, ideal for hobbies or storage. Smooth ceiling finish, power and lighting. Cupboard storage.

Outside

Enclosed frontage with gated access to forecourt parking for several cars. A **23' x 16'10" double garage** has been adapted into sections for home working and could be changed back of course. Accessed via a side entrance door, there is a **main office, measuring 23' x 10'8"**, with radiator and plenty of natural light courtesy of a double glazed window, plus 3 'velux' windows. Useful **store room measuring 9'5" x 7'**, with light tunnel. **Kitchen area measuring 5'10" x 4'6"**, with cupboards, work surface and sink unit. Door through to a toilet with WC and wash hand basin.

The energy rating for this property is 'D'.

Rear Garden

The rear garden is a particular feature of this fine home, being enclosed, private, beautifully landscaped and benefitting from a southerly facing aspect. A generous patio area runs along the rear elevation of the house and provides plenty of seating opportunity, looking across the lower level laid to grass and overlooking lovely shaped fish ponds with waterfall feature. Areas laid to stone chippings and wooden decking with pergola and 2 garden sheds. Complementing the rear garden is a combination of a toilet, kitchen and work shop. The work shop measures 10'4" x 8'2" with power and lighting. The kitchen measures 9' x 8'8" maximum and includes wall and base units, work surface with inset sink unit, space for upright fridge/freezer, tiled floor and storage cupboards to one wall.

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 from surface water. Flooding unlikely from groundwater or reservoir. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach.



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.