

Harris & Lee
Estate Agents

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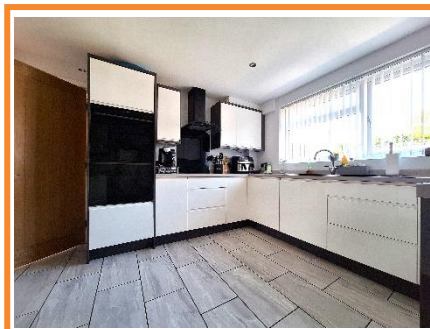
Helping you move with 100 years combined staff experience



Ebdon Road

£495,000

- * *4 Bedrooms*
- * *Detached Home*
- * *Large Driveway*
- * *Landscaped Garden*
- * *Modernised Throughout*
- * *Garage & Utility*



114 High Street, Worle, BS22 6HD

Description

**** A Stunning Example of a Detached home ****

Situated in Worle. Close to local amenities. Boasting 4 good sized Bedrooms. Modernised throughout. 16' Lounge with feature fireplace and entertainment wall. Westerly facing landscaped rear garden with mood lighting, Hot Tub, Seating & Pergola, perfect for entertaining and relaxing. Modern Kitchen & Utility Room. Driveway to the front with ample Parking.

Accommodation

Entrance Porch 4' 1" x 2' 9" (1.24m x 0.84m)

uPVC double glazed porch with laminate flooring. Obscure uPVC double glazed door to

Entrance Hallway

Laminate floor. Staircase to first floor accommodation, understairs cupboard. Door to kitchen, Lounge and downstairs Cloakroom.

Cloakroom 3' 4" x 6' 1" (1.02m x 1.85m)

Obscure uPVC double glazed window to front aspect. W.C. Radiator. Vanity wash hand basin with central mixer tap and storage under. Half Tiled walls. Laminate floor.

Lounge 16' 2" x 13' 3" (4.92m x 4.04m)

Laminate floor. Radiator. Smooth ceiling finish with spot lights. Entertainment wall with space for Television. Electric fireplace with mood lighting. uPVC double glazed window to front aspect. Double French glazed doors to

Dining Room 11' 7" x 13' 7" (3.53m x 4.14m)

Laminate floor. Smooth ceiling finish with spotlights. uPVC double glaze French doors and side panels to rear garden. Radiator. Door to

Kitchen 11' 6" x 10' 4" (3.50m x 3.15m)

A modern kitchen fitted with a range of wall mounted and base units with worksurfaces over and matching upstands. Single bowl sink and drainer unit with central mixer taps. Built in electric oven and microwave. Induction 4 ring hob with extractor over. Integrated dishwasher. uPVC double glazed window to rear aspect. Tiled floor. Smooth ceiling finish with spotlights. Opening through to

Utility Room 8' 7" x 10' 7" (2.61m x 3.22m)

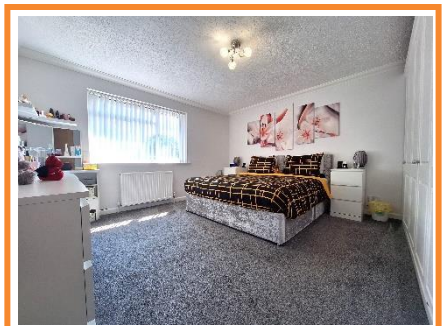
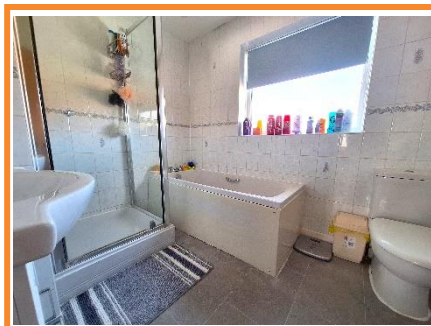
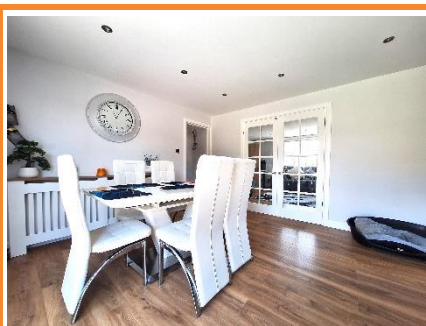
Fitted with a range of base units with worksurfaces and matching upstands. Single bowl sink and drainer unit with central mixer tap. Space for washing machine, space for tumble drier. Tiled floor. Smooth ceiling finish with spot lights. uPVC double glazed window to rear aspect. uPVC double glazed door through to

Side Lobby 22' 9" x 2' 9" (6.93m x 0.84m)

uPVC double glazed door to front aspect. Velux Window. uPVC double glazed door to rear garden. Door to

Study 10' 0" x 7' 4" (3.05m x 2.23m)

uPVC double glazed window to side aspect. Laminate flooring. Electric radiator.



First Floor Landing

A Large landing with access to part board loft space, with ladder and light. Airing cupboard with water tank. Radiator. Doors to all rooms.

Bedroom 1 13' 0" x 13' 7" (3.96m x 4.14m)

Coved ceiling. uPVC double glazed window to front aspect. Radiator. Built in Wardrobes.



Bedroom 2 14' 9" x 11' 7" (4.49m x 3.53m)

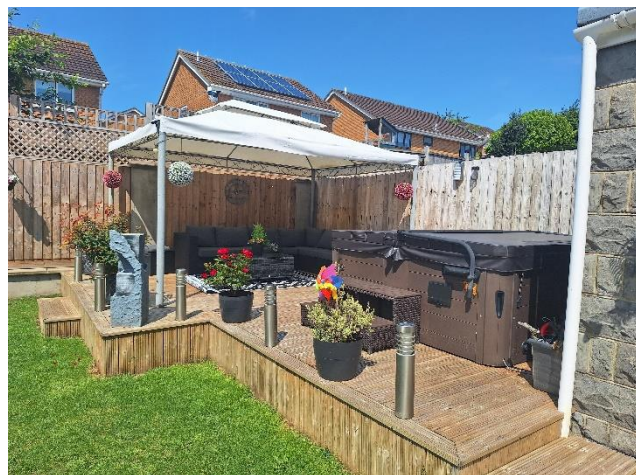
Smooth ceiling finish. Radiator. uPVC double glazed window to rear aspect.

Bedroom 3 8' 7" x 17' 3" (2.61m x 5.25m)

uPVC double glazed window to rear aspect. Access to eaves storage. Radiator.

Bedroom 4 11' 3" x 9' 8" Reducing to 7' 3" (3.43m x 2.94m)

uPVC double glazed window to front aspect. Radiator.



Rear Garden

A beautifully maintained Westerly rear garden has been planned with entertainment and relaxing in mind. To the side of the garden is a paved area giving gated access to the driveway. Enclosed by feather edge fencing. The garden is laid to Porcelain patio tiles with an area for dining and an area of well-maintained lawn. The garden also benefits from an area of raised decking with a covered Pergola, Corner Rattan suite and Canadian Spa Hot Tub. Outside mood lighting. Outside tap, and outside electrics.

Front

The front of the property benefits from a large driveway for multiple vehicles. Side access to garden. Area of lawn.

Garage 8' 8" x 17' 5" (2.64m x 5.30m)

Power and light, up and over door. uPVC window to side.

Tenure

Freehold.

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

1ST FLOOR



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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