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# Harris & Lee

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Wick St Lawrence

£475,000

- \* Superb Example of a Popular Meadowmead Home
- \* Impressive 'Restyled Kitchen
- \* Outside Office/Garden Room
- \* Southerly Rear Garden
- \* Garage & Driveway
- \* Ensuite & Downstairs W.C



114 High Street, Worle, BS22 6HD

### Description

Immaculate 4 Bed Detached 'Meadowmead' Home in a highly sought after location, close to green space. Extensively improved by the present owners to include replacement bathroom, en-suite and downstairs cloakroom, plus re-styling to the impressive 19' kitchen/breakfast room. A lovely size entrance hall complements '2' receptions and the lounge measures a decent 17'7" x 13', plus feature bay window. The rear garden enjoys a good degree of privacy and a south easterly aspect, attractively landscaped featuring a 'sunken' patio seating area. Many will appreciate the benefits of a useful garden room, currently used as a home office but could of course be suitable for a variety of hobbies. A superb all round package with a show home feel.

### Accommodation

#### Entrance

Recessed front entrance door with storm porch surround and 2 outside lights. Opening to

#### Entrance Hall 17' 6" x 6' 10" (5.33m x 2.08m)

Including staircase rising to the first floor. Radiator. Coved ceiling. LVT flooring. Access to Kitchen, Lounge and to

#### Downstairs Cloakroom

Re-styled with low level WC and pedestal wash hand basin. Heated towel rail. Extractor fan. Coved ceiling.

#### Lounge 17' 7" plus bay x 13' 0" (5.36m x 3.96m)

Feature fire with surround. Coved ceiling. 2 radiators. 2 wall light points. Double glazed bay window to front aspect. Access through to

#### Dining Room 10' 5" x 10' 5" (3.17m x 3.17m)

Radiator. Coved ceiling. LVT flooring. Double glazed patio doors to rear garden.

#### Kitchen/Breakfast Room 19' 1" x 12' 10" reducing to 10'4" (5.81m x 3.91m/3.15m)

Fitted wall and base units with work surfaces and inset one and half bowl sink unit. Mixer tap over and tiling to splash backs. Integrated fridge/freezer and dishwasher. Fitted double oven and 4 ring gas hob with cooker hood over. Space for washing machine and tumble dryer. LVT flooring. Coved ceiling with recessed spotlights. 2 double glazed windows overlooking the rear garden. Door to side.

#### First Floor Landing

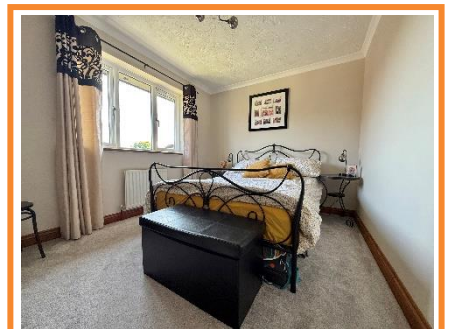
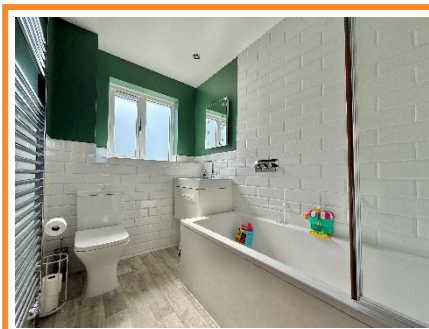
Built-in airing cupboard. Access to loft space. Radiator. High level double glazed window to side aspect. Coved ceiling.

#### Bedroom 1 13' 5" maximum x 10' 0" minimum (4.09m x 3.05m)

plus built-in double wardrobe. Further fitted bedroom furniture comprising wardrobes to either side of bed space, with bedside tables and overhead cupboards between. Radiator. Coved ceiling. Double glazed window to front aspect.

#### En-suite

Re-styled with tiled shower cubicle and mains shower, deluge shower and handheld fittings. Pedestal wash hand basin. Low level WC. Tiling to splash prone areas. Heated towel rail. Coved ceiling. Extractor fan. Obscure double glazed window to side aspect.



**Bedroom 2 12' 1" x 9' 1" (3.68m x 2.77m)**

Radiator. Coved ceiling. Double glazed window to rear aspect.

**Bedroom 3 9' 1" x 7' 9" (2.77m x 2.36m)**

Coved ceiling. Radiator. Double glazed window to rear aspect.

**Bedroom 4 8' 2" x 7' 8" (2.49m x 2.34m)**

plus feature arched display or storage recess. Radiator. Coved ceiling. Double glazed window to front aspect.

**Bathroom 8' 0" x 5' 4" (2.44m x 1.62m)**

Re-styled and comprising panelled bath with shower over and side shower screen. Vanity unit/wash hand basin with drawers below. low level WC. Heated towel rail. 'Metro' style tiling to splash prone areas. Coved ceiling. Extractor fan. Obscure double glazed window to side aspect.

**Outside**

Double width tarmac driveway to front of property, with adjacent lawned garden enclosed with hedging. Electric door into the single garage, which measures 18' x 8'10", with power and light, loft storage, cupboard storage and sink unit.

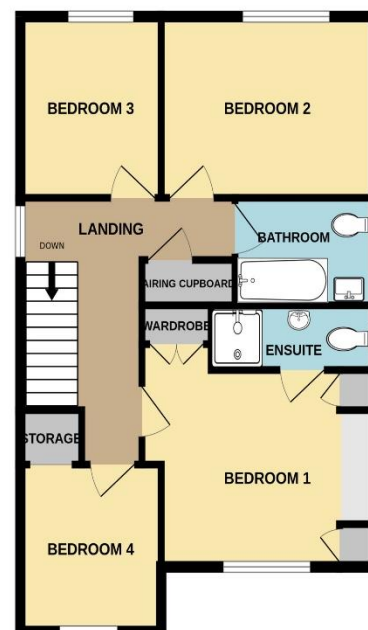
There is gated side access to the enclosed rear garden which enjoys a southerly aspect and a good degree of privacy.

The garden has been landscaped and has been laid to patio tiles and lawn, with a particular feature being a 'sunken' patio seating area with lighting.

There is also a 10' x 8' garden studio, currently used as a home office, which naturally could suit a variety of uses. This has power and lighting, LVT flooring, double glazed windows and double doors.

GROUND FLOOR  
966 sq.ft. (89.7 sq.m.) approx.

1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 1562 sq.ft. (145.1 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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