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Estate Agents

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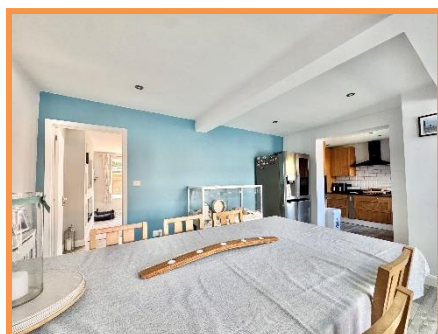
Helping you move with 100 years combined staff experience



Worle

OIEO £340,000

- * 4/5 Bedroom Family Home
- * Semi Detached Home
- * Extended
- * Level Location
- * Office & Utility
- * Low Maintenance Garden



114 High Street, Worle, BS22 6HD

33 Canterbury Close, Worle, Weston super Mare, BS22 7TS

Description

Extremely versatile detached house tucked away in a level cul-de-sac position close to amenities. Extended to the side and rear aspects, plus garage conversion currently used as an office and utility room but could facilitate a 5th bedroom if required. Impressive 20' family/dining room, in addition to the lounge and side kitchen extension. Bedroom 1 has potential for an en-suite shower room or dressing room and although this isn't finished at present, works have already started. A unique, flexible family home with low maintenance gardens and block paved forecourt parking.

Accommodation

Entrance

Hard wood entrance door to

Entrance Hallway

Laminate floor. Double radiator. Electric consumer unit. Staircase to first floor accommodation. Glazed doors into

Lounge 16' 0" max x 11' 3" (4.87m x 3.43m)

uPVC double glazed window to front aspect, radiator. Laminate floor. Feature media wall with inset electric fire. Under stairs cupboard. Door to

Kitchen 10' 9" x 8' 5" (3.27m x 2.56m)

Fitted with a range of wall mounted and base units with granite work surfaces over. Inset one and a half bowl stainless steel sink and drainer unit with central mixer tap. Tiled to splashbacks. 5 Ring gas hob with extractor over. Built in double oven. Laminate floor. Space for dishwasher. Door to

Utility Room 8' 4" x 8' 1" (2.54m x 2.46m)

Fitted with store cupboard. Space for washing machine and space for tumble drier. Laminate floor. Radiator.

Office 7' 9" x 8' 4" (2.36m x 2.54m)

Currently being used as a studio. uPVC double glazed window to front aspect. Laminate flooring. Plumbing for sink.

First Floor Landing

Doors to all first floor rooms. Airing cupboard housing Worcester combination boiler. Loft hatch.

Bedroom 1 11' 6" x 7' 7" (3.50m x 2.31m)

Double glazed uPVC window to front aspect. Built in mirrored wardrobe. Bi-fold doors to dressing area and En-suite.

En-suite

Obscure uPVC double glazed window to rear aspect. W.C. Pedestal wash hand basin.

Bedroom 2 13' 8" x 8' 3" (4.16m x 2.51m)

uPVC double glazed window to front aspect. Radiator.

Bedroom 3 8' 3" x 8' 9" (2.51m x 2.66m)

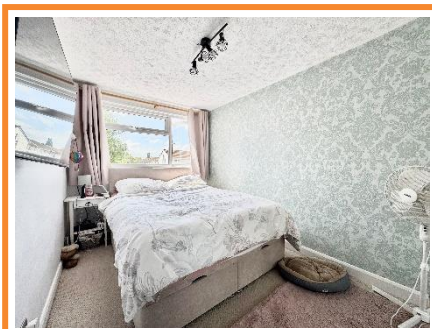
uPVC double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom 4 9' 0" x 6' 0" (2.74m x 1.83m)

uPVC double glazed window to front aspect. Radiator.

Family Bathroom 5' 9" x 5' 9" (1.75m x 1.75m)

White suite of panelled bath with central mixer tap and mains shower over. Vanity unit with square wash hand basin and central mixer tap. W.C. Obscure uPVC double glazed window to rear aspect. Tiled walls. Radiator. Extractor fan.



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.

Outside

The front of the property is laid to a block paved driveway with side gate access to the rear garden. Enclosed by panelled fencing. the main area is laid to artificial lawn, with an area of decking.

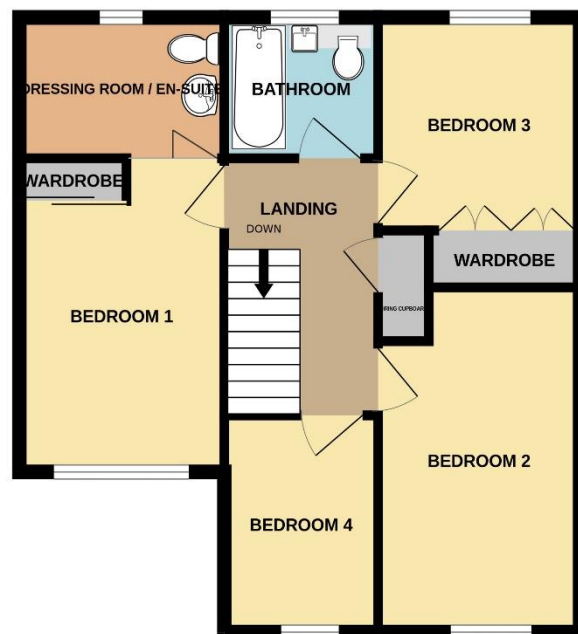
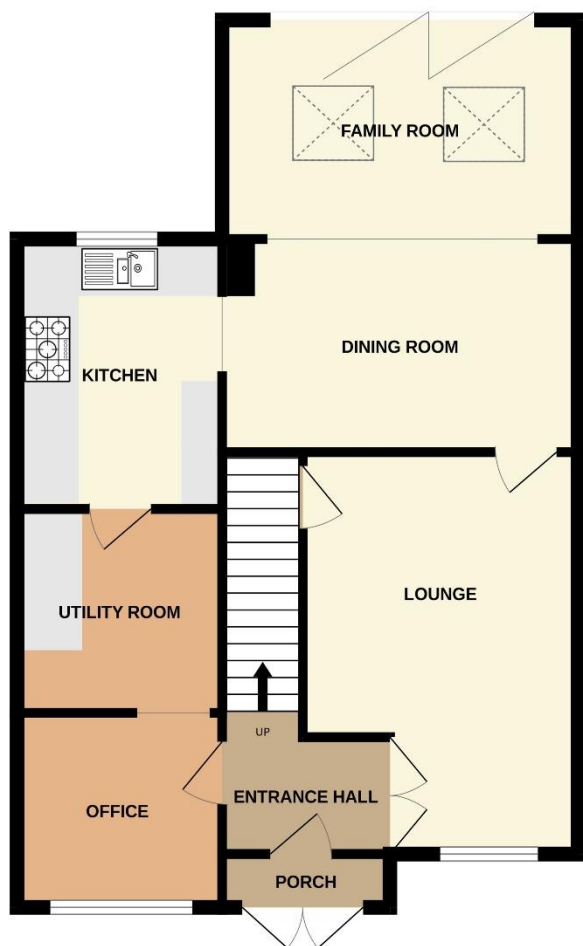
Tenure

Freehold.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 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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