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Worle Hillside

£475,000

- * 4/5 Bedroom Detached
- * 2 Receptions
- * South Easterly Rear Garden
- * Views to Crook Peak
- * Cloakroom & En-suite
- * Double Garage



114 High Street, Worle, BS22 6HD

Description

A unique and stylish split level 4/5 bedroom detached home enjoyed by the current owners for over 20 years. Nestled on the lower slopes of Worle Hillside within reach of High Street amenities, with many improvements and upgrades made both inside and out. An impressive first floor landing features a mezzanine level leading up to two 'interlocking' bedrooms, ideal for a teenager suite or office/dressing room to complement the 4th bedroom. All bedrooms can facilitate a 'double' bed and many will appreciate the inclusion of a utility room in addition to the re-styled 12' kitchen/breakfast room. That all important combination of a downstairs cloakroom and en-suite shower room are present here and the enclosed rear garden enjoys a southerly aspect. A 17' x 15' double garage complements double width off road parking and there are lovely far reaching views from the front aspect across towards Crook Peak in the distance. Beautifully presented throughout hence internal viewing is highly recommended.

Accommodation

Entrance

Wood effect double glazed front entrance door with adjacent glazed side panel, opening to

Entrance Hall

A lovely initial welcome and well proportioned hallway with a minimum width of 4'4" which then widens and includes a return staircase rising to the first floor. Cupboard beneath. 2 radiators, smooth ceiling finish and wood style flooring. Dado rail.



Lounge 14' 7" x 11' 0" (4.44m x 3.35m)

A southerly facing reception room with wide archway connecting the dining room. Coal effect gas fire with marble style hearth and inset, wooden surround and mantle over. Wood style flooring. Smooth ceiling finish with coving. Radiator. 3 wall light points. Double glazed window to rear aspect plus feature circular 'porthole' style window to side.

Dining Room 12' 2" x 9' 8" (3.71m x 2.94m)

A southerly facing reception room with wood style flooring. Smooth ceiling finish with coving. 2 radiators. Double glazed doors to the rear garden.

Kitchen/Breakfast Room 12' 1" x 9' 7" (3.68m x 2.92m)

A re-styled room with 'Shaker' style wall and base units, complementing granite work surface with breakfast bar. Inset sink unit with mixer tap over and 'Metro' style tiling to splash backs. Integrated double oven and induction hob with cooker hood over. Integrated microwave and dishwasher. Smooth ceiling finish with inset spot lights. Radiator, double glazed window to front aspect. Door to side.



Utility Room 6' 0" x 5' 6" (1.83m x 1.68m)

Matching the kitchen units again with granite work surfaces. Space for washing machine and tumble dryer. Double glazed window to side aspect.

Downstairs Cloakroom 6' 3" x 3' 2" (1.90m x 0.96m)

Low level WC and wash hand basin. Partly tiled walls. Radiator, feature 'porthole' style window to side aspect.



Half Landing

Built-in cupboard storage. Radiator, double glazed window to side aspect.

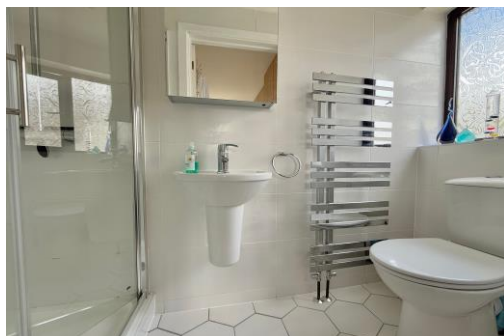
First Floor Landing 12' 9" x 10' 8" (3.88m x 3.25m) including stairs. A lovely size landing and particular feature of this home with an additional run of stairs ascending to a mezzanine level and bedrooms 4/5. Built-in linen storage cupboard. Smooth ceiling finish. Access to loft space, via ladder being part boarded, light and electric. Arched double glazed window to side aspect.



Bedroom 1 12' 2" x 11' 3" (3.71m x 3.43m) including fitted wardrobes, drawers and overhead cupboards. Smooth ceiling finish, radiator, double glazed window to rear aspect with far reaching views to Crook Peak in the distance.



En-suite 7' 10" x 2' 10" (2.39m x 0.86m) Shower enclosure with mains shower, low level WC and wash hand basin. Heated towel rail, tiling to walls and floor. Obscure double glazed window.



Bedroom 2 12' 2" x 9' 6" (3.71m x 2.89m) Radiator, double glazed window to rear aspect with far reaching views to Crook Peak in the distance.



Bedroom 3 12' 0" x 7' 6" (3.65m x 2.28m) plus fitted wardrobes running along one wall, with sliding doors. Smooth ceiling finish, radiator, double glazed window to front aspect.



Family Bathroom 8' 0" x 7' 2" (2.44m x 2.18m) Shower bath with side screen and mains shower, WC and wash hand basin with cupboards around. Tiling to floor and walls. Smooth ceiling finish with inset spot lights. Obscure double glazed window.

Bedroom 4/Study/Teenager Suite 14' 10" x 10' 5" (4.52m x 3.17m) reducing to 6'1". Smooth ceiling finish with part sloping ceiling. Radiator, feature 'porthole' style window to front aspect. Access through to



Bedroom 5/Study/Dressing Room 10' 2" x 8' 8" (3.10m x 2.64m) plus useful walk-in storage cupboard measuring 4'4" x 4'4". Smooth ceiling finish and part sloping ceiling, radiator, double glazed window to rear aspect with far reaching views to Crook Peak.

Outside

Attractive split level landscaped front gardens, laid to plum slate with flower borders. Outside power points and cold water tap. A double width driveway leads to the double garage measuring 17' x 15'2" approximately. This has an up and over door, power and lighting, work bench and personal; door to the rear garden. The rear garden is enclosed and enjoys a south easterly facing aspect. A good size patio provides ample seating opportunity, complemented with an area of lawn with flower and shrub borders. Gated side access.



GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.6 sq.m.) approx.



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.

Tenure

Freehold, council tax band is 'E'.

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. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach. Virgin media website confirms that Gig1 is available at this address.

The energy rating for this property is 'C'.