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Locking Village

OIRO £400,000

- * *Semi Detached Home*
- * *3/4 Bedrooms*
- * *2/3 Receptions*
- * *Circa 85' Rear Garden*
- * *30' Carport/Utility*
- * *2 Bathrooms*



114 High Street, Worle, BS22 6HD

Description

EXTENDED 3/4 bedroom, 2/3 reception semi detached offering extremely flexible accommodation over 2 floors, tucked away in a lovely village cul-de-sac position,, fronting onto green space and mature trees. The main bedroom measures an impressive 25' in length and incorporates a dressing area. An enclosed 30' adjacent carport provides useful utility/storage opportunity and there is a detached 18' workshop/garage (no car access) set in the circa 85' rear garden. Local village amenities are available including shop/post office, pharmacy and cafeteria and many will appreciate that Locking primary school is in close proximity. Viewing highly recommended. **Energy rating 'D'.**

Accommodation

Entrance

Door into porch with double glazed windows to front and side, radiator, cupboard.

Living Room 18' 8" x 12' 9" (5.69m x 3.88m)

Feature brick fireplace with open fire. 2 radiators. Double glazed window to front aspect with pleasant to green space and mature trees opposite.

Dining Room 13' 0" x 8' 9" (3.96m x 2.66m)

Stairs to first floor accommodation. Radiator, laminate flooring, coved ceiling. 2 double glazed windows to side.

Kitchen 15' 5" x 8' 8" (4.70m x 2.64m) reducing to 5'9".

'Shaker' style wall and base units, roll edge work surfaces, 1 and 1/2 bowl sink unit with mixer tap and tiling to splash backs. Integrated double oven and electric hob with cooker hood over. Integrated fridge, freezer and dishwasher. Tiled floor, radiator. Dual aspect double glazed windows to front and side, plus door to side to

Side Carport/Utility 30' 0" x 7' 8" (9.14m x 2.34m)

A useful space, ideal for storage, with perspex roof, doors to front and door to rear into the rear garden. Wall and base units, work surfaces, sink unit.

Inner Hallway

Laminate flooring, radiator.

Downstairs Bedroom 1 25' 4" x 9' 8" (7.72m x 2.94m)

reducing to 8'8". An impressive main bedroom with space for dressing area or hobbies. Fitted wardrobes, overhead cupboards and dressing table. 2 radiators, double glazed window to rear aspect.

Downstairs Bathroom 8' 8" x 5' 5" (2.64m x 1.65m)

Panelled bath mixer shower, vanity unit/wash hand basin with cupboards and drawers below. Low level WC. Heated towel rail. Double glazed window.

Sitting Room/Downstairs Bedroom 4 12' 0" x 10' 1" (3.65m x 3.07m)

Tiled floor, radiator, double glazed patio doors to the rear garden.

First Floor Landing

Door to extensive eaves storage facility. Built-in airing cupboard with radiator and louvre doors.

Bedroom 2 12' 3" x 10' 6" (3.73m x 3.20m) maximum.

Part sloping ceiling, radiator. Double glazed window to front aspect with pleasant to green space and mature trees opposite.

Bedroom 3 12' 4" x 11' 2" (3.76m x 3.40m) maximum.

Laminate flooring. Part sloping ceiling, radiator. Double glazed window to front aspect with pleasant to green space and mature trees opposite.



Shower Room 7' 6" x 5' 6" (2.28m x 1.68m)

Corner shower cubicle with mains shower, Low level WC and wash hand basin with cupboards below. Heated towel rail. Obscure double glazed window.

Outside

Open plan front garden laid to lawn with adjacent driveway parking. Double doors/gates open into the 30' carport/utility. There is a detached work shop/garage set in the rear garden (no car access), this measures 18'9" x 8', with door to front and window to side. The rear garden is a particular feature of this home, measuring approximately 85' in length, laid to patio and lawn with established trees and shrubs.



GROUND FLOOR
1405 sq.ft. (130.6 sq.m.) approx.



View to Front



Tenure

Freehold, council tax band is 'D'.

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 sea, a higher risk from surface water flooding however this property occupies an elevated position in the road. Flooding unlikely from groundwater or reservoir. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach. Virgin Media website confirms that their service is not yet available at this address.

1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.

