

Harris & Lee
Estate Agents

www.harrisandlee.net

01934 519200

Harris & Lee

Estate Agents

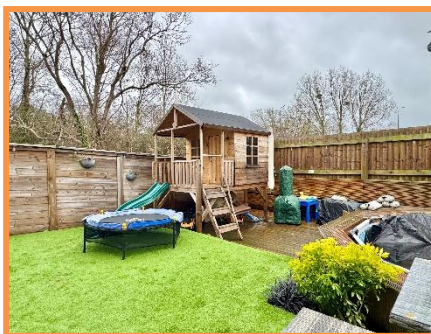
Helping you move with 100 years combined staff experience



West Wick

OIEO £350,000

- * Impressive Detached Home
- * Dual Aspect Kitchen/Diner
- * 3 Bedrooms
- * 2 Parking Spaces
- * Master With En-Suite
- * Built in 2021



114 High Street, Worle, BS22 6HD

14 Gateway Grove, West Wick, Weston super Mare, BS24 7NQ

Description

Built in 2021 and nestled in a no through road position this Three bedroom detached family home is simply not to be missed. Internally the property is well presented and boasts an impressive 19'6 bay fronted lounge, with French doors at the rear opening on to a Southerly rear garden designed to make the most of those long summer days entertaining friends and family. The modern and tasteful kitchen diner is packed with plenty of storage and counter space. On the first floor there are three bedrooms including master with ensuite and a family bathroom. gas centrally heated throughout the property has been upgraded to incorporate Air Conditioning to the Lounge and bedrooms 1 & 2. Situated in a popular West Wick position the property offers easy access to J21 of the M5.

Accommodation

Entrance

Part glazed composite entrance door opening to.

Entrance Hallway

Karndean Flooring. Staircase rising to first floor accommodation. Doors to living room, Kitchen/diner and cloakroom.

Cloakroom

Obscure uPVC double glazed window to front aspect. Wash hand basin with tiling to splashback. W.C. radiator, extractor fan, downlighting. Karndean flooring.

Kitchen/Diner 11' 4" x 19' 7" (3.45m x 5.96m)

Fitted with a range of grey shaker style wall and base units with work surfaces over and matching upstands. One and a half bowl stainless steel sink and drainer unit with central mixer tap, Built in oven and 4 ring gas hob with cooker hood over. Karndean flooring. Integrated dishwasher, Integrated fridge/freezer and integrated washing machine. Dual aspect uPVC double glazed windows to front and rear aspect. Radiator. Handy under stairs storage cupboard with consumer unit. Wall mounted Vaillant combi boiler. Radiator. Down lighting.

Living Room 10' 3" x 19' 6" (3.12m x 5.94m) Plus Bay Window

A Dual aspect room with uPVC double glazed French doors, with side screen, giving access to the rear garden, and uPVC double glazed Bay window to front aspect. Karndean flooring. Two Radiators. Air conditioning unit.

First Floor Landing

Doors to all upstairs rooms. uPVC double glazed window to rear aspect. Loft hatch to partially boarded attic space with light. Radiator.

Bedroom 1 10' 3" x 10' 0" (3.12m x 3.05m)

Radiator, built in wardrobe. uPVC double glazed window to front aspect. Door to en-suite. Air conditioning unit.

En-Suite

Tiled shower cubicle with rainfall style shower. Wash hand basin with tiling to splashback. W.C. Obscure uPVC double glazed window to front aspect. Shaver point. Extractor fan. Heated towel rail. Vinyl floor covering. Downlighting.

Bedroom 2 10' 6" x 10' 2" (3.20m x 3.10m)

Radiator. Obscure uPVC double glazed window to front aspect. Fitted wardrobes. Air conditioning.



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.

Bedroom 3 8' 11" x 7' 10" (2.72m x 2.39m)

Radiator, uPVC double glazed window to rear aspect.

Bathroom

Comprising white suite of panelled bath with mains shower over and shower screen. Wash hand basin, tiled to splashbacks. W.C. Obscure uPVC double glazed window to rear aspect. Heated towel rail. Extractor. Part tiled walls.

Outside

To the front of the property there are 2 allocated parking spaces. With the addition of E/V charger and external power point.

Rear Garden

This Southerly facing rear garden is the perfect place to relax and entertain, packed with extra's which can be included in the sale, including Childs Play house, hot tub, and a mild freestanding Braai BBQ by 'The Braai Man'. As well as outdoor speakers and lighting. The rear garden is enclosed by panelled fencing, and features an inset heated swimming pool with decked surround, areas of artificial lawn and further decked area. Gated side access and cold water tap.

Tenure

Freehold. Estate charge of £285.00 Per Annum.

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		94 A
81-91	B	83 B	
69-80	C		
55-68	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.
Made with Metropix ©2025