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# Harris & Lee

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*Weston*

*£449,950*

- \* *Impressive Victorian Semi*
- \* *90' x 30' Rear Garden*
- \* *3 Double Bedrooms*
- \* *Utility & Downstairs WC*
- \* *22' Kitchen/Dining Room*
- \* *Stylish Garden Studio*



*114 High Street, Worle, BS22 6HD*

### Description

A lovely example of a Victorian home extensively improved and modified by the present owners, featuring a 22' kitchen/breakfast/dining room, separate lounge with wood burning stove, sitting area through to a utility and downstairs WC. A driveway and forecourt provides plenty of off road parking and many will appreciate the impressive rear garden measuring circa 90' x 30'. A timber garden studio has recently been constructed, with power and lighting, currently housing a home bar. There is a lovely 'feel & atmosphere' to this family home, character features and all 3 bedrooms can be considered as 'doubles'. The bathroom has been re-styled and is of a very good size, incorporating bath and separate shower facility. Viewing is highly recommended.

**Tenure:** Freehold, council tax band is 'D'.

**The energy rating for this property is 'D'.**

### Accommodation

#### Entrance

Wide front entrance door to vestibule with tiled floor, coved cornice ceiling, stained glass door and side panels, opening to

**Entrance Hall** 19' 0" x 6' 0" (5.79m x 1.83m) A lovely size hallway with return staircase rising to the first floor accommodation. Built-in cupboard beneath. Feature stained glass window to side aspect. Radiator, coved cornice ceiling. Wooden door to

**Lounge** 15' 3" into bay x 15' 0" into recess (4.64m x 4.57m) A southerly facing reception room with feature fireplace incorporating a wood burning stove. Display shelves with cupboards below. Picture rail. Wooden flooring. Coved cornice ceiling. Double glazed bay window to front aspect.

**Kitchen/Dining Room** 22' 2" max. x 11' 10" (6.75m x 3.60m) The hub of this home with open plan access into a sitting area, ideal for family interaction or entertaining. The original dining room has been knocked through to the kitchen and includes fitted 'Shaker style' wall and base units, complementing wooden work surfaces and inset 'Belfast' style sink unit and drainer. Integrated dishwasher and fridge/freezer. Space for 'Range' style cooker. Tiled floor. Radiator, coved cornice ceiling. Double glazed windows to rear aspect.

**Sitting Area** 9' 2" x 7' 8" (2.79m x 2.34m) Wood effect flooring, Radiator, coved cornice ceiling. Double glazed windows and double doors to the patio and rear garden. Access through to

**Utility** 5' 6" x 4' 4" (1.68m x 1.32m) Base units, circular sink and drainer unit with mixer tap over. Space for washing machine. Wood effect flooring. Coved ceiling with inset spotlights. Obscure double glazed window. Access to

#### Downstairs WC

Low level WC, coved ceiling with extractor. Obscure double glazed window to side aspect.

#### First Floor Landing

Coved cornice ceiling. Skylight providing natural light from loft.

**Bedroom 1** 15' 2" into bay x 13' 2" (4.62m x 4.01m) plus fitted wardrobes to one wall. Radiator, coved cornice ceiling. Decorative ceiling rose. Double glazed bay window to front aspect.

**Bedroom 2** 12' 0" x 11' 5" (3.65m x 3.48m) Radiator, coved ceiling. Decorative ceiling rose. Double glazed window to rear aspect.



**Bedroom 3** 11' 10" x 10' 1" (3.60m x 3.07m)

Radiator, coved ceiling. Decorative ceiling rose. Double glazed window to rear aspect.

**Bathroom** 11' 4" max. x 8' 6" (3.45m x 2.59m)

A lovely size, re-styled bathroom featuring bath and separate shower facility. 'Claw & Ball' foot freestanding bath with central mixer tap, plus walk-in shower enclosure with mains shower, deluge and handheld fittings. Pedestal wash hand basin and WC. Feature traditional style radiator. Coved cornice ceiling with inset spotlights. Cupboard housing the gas fired boiler. Double glazed windows to front and side aspects.

**Outside**

**Tarmac driveway and forecourt providing off road parking facility**, partly enclosed with a wall and hedge boundary. Double gates open to the side of the house and to further hard standing. Further access to the rear garden which is a particular feature of this home, measuring approximately 90' in length. Initially the garden offers a block paved patio seating area, with steps leading up to a garden shed and the main area which is laid to lawn, complemented with shrub borders.

There is a raised feature seating area, positioned to maximum sunshine incorporating a timber garden studio. This could be used for a variety of different purposes, ideal hobby space or for those working from home. The main central section measures 15'8" x 9'1", currently housing a home bar, with power and lighting. There is a useful storage area adjacent, plus a sheltered seating area. Outside tap.



**Other Material Information**

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Ultrafast fibre broadband available with a download speed of up to 1000mbps, source: Openreach.

GROUND FLOOR  
895 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.

