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# Harris & Lee

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*Locking Parklands*

*OIRO £350,000*

- \* *3 Bed Semi Detached*
- \* *Southerly Facing Balcony*
- \* *Lovely Position with Views*
- \* *Cloakroom & En-suite*
- \* *18' Kitchen/Dining Room*
- \* *Flexible Parking*



*114 High Street, Worle, BS22 6HD*

## 26 Cruickshank Grove, Locking Parklands, BS24 7NL

### Description

Rare opportunity to acquire a semi detached 'A' rated St Modwen home, owned since new, in the popular Locking Parklands development, occupying a premier position featuring a southerly facing balcony with views across green space opposite. A favoured house design on a sweeping corner plot providing plenty of flexible parking. Those familiar with homes in this area will appreciate that this design exists in both semi and detached guises, and that there are two different sizes available, this is the larger version! The kitchen/dining room measures an impressive 18' in length, the main bedroom incorporates a dressing area, plus en-suite facilities and the smallest bedroom measures a decent 11' x 6'8". The size of that all important downstairs cloakroom will surprise too and many will appreciate the benefits of freehold owned solar panels and there is an electric car charger too!

### Accommodation

#### Entrance

Recessed side entrance door opening into

#### Entrance Hall

Smooth ceiling finish, radiator. Stairs to first floor.

#### Downstairs Cloakroom 5' 9" x 4' 9" (1.75m x 1.45m)

A lovely size cloakroom with a further built-in under stairs cupboard. Tiled floor, Low level WC plus wash hand basin with central mixer tap and tiled splash back. Smooth ceiling finish, radiator. Extractor fan.

**Lounge** 18' 0" x 12' 8" (5.48m x 3.86m) maximum, plus double glazed bay window to front aspect. Further dual aspect double glazed windows to side and front. Characterful shaped room with 2 radiators, smooth ceiling finish, TV point.

#### Kitchen/Diner 18' 4" x 11' 0" (5.58m x 3.35m)

Extended range of white gloss wall and base units with integrated dishwasher, washing machine, tall fridge and separate freezer. Integrated double oven and 4 ring gas hob with cooker hood over. Work surfaces with inset 1 and 1/2 bowl sink unit, mixer tap and 'Metro' style tiling to splash backs. Concealed gas fired boiler. Tiled floor. Smooth ceiling finish, radiator. Double glazed window and double doors to the rear garden.

#### First Floor Landing 8' 5" x 7' 6" (2.56m x 2.28m)

A lovely size landing with built-in airing cupboard. Smooth ceiling finish with access to loft space, radiator.

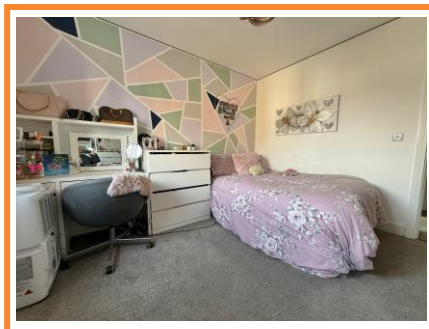
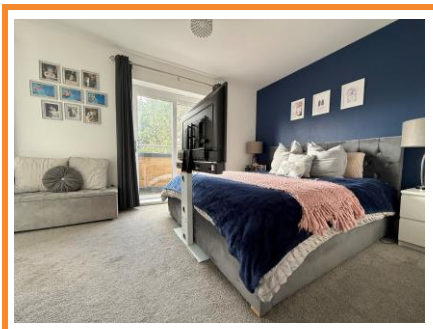
**Bedroom 1** 16' 0" x 10' 0" (4.87m x 3.05m) plus fitted wardrobe to one wall with mirrored sliding doors. A particular feature of this house design, incorporating a useful dressing area, plus access to the en-suite and patio doors opening to the balcony. Smooth ceiling finish, radiator. Further floor to ceiling double glazed window enjoying a southerly outlook across to green space opposite.

#### Balcony

Sheltered and enclosed enjoying a lovely southerly outlook across to fields/green space opposite.

**En-suite** 7' 2" x 5' 0" (2.18m x 1.52m) Comprising a large walk-in shower, plus low level WC and wash hand basin with storage below. Tiling to floor and walls. Heated towel rail, extractor fan.

**Bedroom 2** 11' 3" x 11' 1" (3.43m x 3.38m) including a built-in mirrored wardrobe to one wall. Smooth ceiling finish, radiator. Double glazed window to rear aspect.



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** 11' 0" x 6' 8" (3.35m x 2.03m)

Good size 3rd bedroom. Smooth ceiling finish, radiator. Double glazed window to rear aspect.

**Bathroom** 7' 2" x 7' 0" (2.18m x 2.13m)

Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Tiling to floor and walls. Heated towel rail. Obscure double glazed window.

**Tenure**

Freehold, council tax band is 'D'. There is a quarterly estate charge of £74.63 for the upkeep of green space and communal areas.

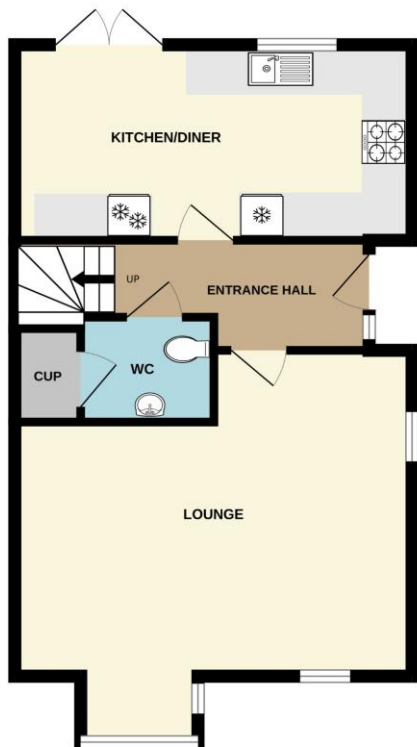
**The energy rating for this property is 'A'.**

**Outside**

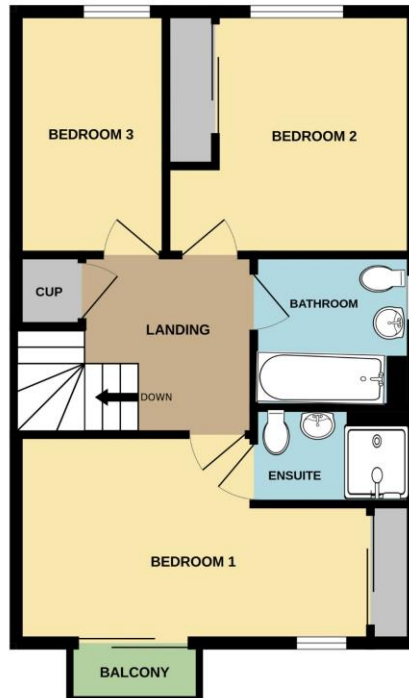
The property occupies a lovely sweeping corner position, landscaped with low maintenance in mind. Attractive block paving allows for plenty of off road parking opportunity and the ability to park cars side by side different to many other similar designs on this development which involve moving one car to get the other one out. Gated side access into the enclosed rear garden, laid to patio currently housing a large timber shed/summerhouse, with power and lighting. Electric car charger.



GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

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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