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Haywood Village

£365,000

- * 4 Bed Detached House
- * 16' Separate Lounge
- * 23' x 9'9" Garage
- * Cloakroom & En-suite
- * 17' Kitchen/Dining Room
- * 4 'Double' Bedrooms



114 High Street, Worle, BS22 6HD

12 Hafner Green, Haywood Village, W-s-M, BS24 8EP

Description

4 'double' bedrooms and very large garage feature with this particular design, tucked away in a more 'child & pet friendly' position. This family home occupies a corner plot, with walled boundary and many will appreciate the more open outlook to the front aspect, plus no through road situation, so very few passing cars. The smallest bedroom measures a decent 10'2" x 9'8" and the kitchen/dining area features a double glazed bay window style addition, with double doors, adding character. The 23' adjoining garage offers further potential to adapt into additional downstairs accommodation, if desired. The popular combination of a downstairs cloakroom and en-suite shower room are present here too. Owned by the same seller since new in 2015, who chose this plot due to its attractive position, ideal for families with plenty of green space, parks and school/academy close by.

Entrance

Double glazed front entrance door to hallway, with stairs to first floor, radiator, smooth ceiling finish.

Downstairs Cloakroom

Pedestal wash hand basin and WC. Radiator, extractor fan.

Lounge 16' 0" x 10' 10" (4.87m x 3.30m) Radiator, smooth ceiling finish. Double glazed window to front aspect.

Kitchen/Dining Room 17' 3" x 8' 10" (5.25m x 2.69m) increasing to 13' max. into double glazed bay to rear with double doors to the rear garden. Fitted wall and base units, work surfaces with inset sink unit, mixer tap and upstand splash backs. Integrated oven and 4 ring gas hob with cooker hood over.

Space for washing machine, dishwasher and upright fridge/freezer. Gas fired boiler. Radiator, smooth ceiling finish. Double glazed window to rear aspect.

First Floor Landing

Radiator, smooth ceiling finish with access to loft space. Built-in cupboard.

Bedroom 1 13' 4" x 10' 4" (4.06m x 3.15m) plus door recess. Radiator, smooth ceiling finish. Full height double glazed window to front aspect.

En-suite

Shower enclosure with mains shower, wash hand basin with cupboard below, WC. Radiator, smooth ceiling finish. Extractor fan. Obscure double glazed window to front aspect.

Bedroom 2 13' 0" x 10' 3" (3.96m x 3.12m) Radiator, smooth ceiling finish. Double glazed windows to front aspect.

Bedroom 3 11' 6" x 9' 11" (3.50m x 3.02m) Radiator, smooth ceiling finish. Double glazed window to rear aspect.

Bedroom 4 10' 2" x 9' 8" (3.10m x 2.94m) maximum. Radiator, smooth ceiling finish. Double glazed window to rear aspect.

Bathroom

7' 0" x 6' 3" (2.13m x 1.90m) Panelled bath with mains shower and side screen, pedestal wash hand basin and WC. Radiator, obscure double glazed window.



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.

Outside

Front garden laid to grass with shrubs and hedge. Adjacent driveway parking with an up and over door opening into a much larger than average garage measuring 23' x 9'9" approx. with power and light, plus door to rear garden. The rear garden is enclosed with a walled boundary and fencing, laid to grass and patio seating area, with shrubs and outside tap. Gated side access.



Setting



Tenure

Freehold, council tax band is 'E'.

The energy rating for this property is 'tbc'

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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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