

Harris & Lee
Estate Agents

www.harrisandlee.net

01934 519200

Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



North Worle

£339,950

- * *Extended 3 Bed Detached*
- * *Flexible Side Garden*
- * *Superb Corner Plot*
- * *Downstairs Cloakroom*
- * *15' Kitchen/Breakfast Room*
- * *Wood Burning Stove*



114 High Street, Worle, BS22 6HD

2 Roebuck Close, Worle, Weston-s-Mare, BS22 7LX

Description

An extended 3 bed detached house benefiting from a lovely corner position with an 'extra' side area of garden that could be used to increase the size of the established rear garden or used to provide additional off road parking, perhaps for boat, trailer or caravan. The beautifully maintained double glazed and gas central heated accommodation features a stylish wood burning stove, that all important downstairs cloakroom, plus an extended kitchen measuring over 15' in length allows for breakfast facility, in addition to original lounge and dining areas. Many will also appreciate the bathroom which has been re-styled with a contemporary finish. The adjoining garage is slightly larger than usual and could be converted to additional accommodation if desired. There is a lovely feel to this home enjoyed by the present owner for over 40 years due to a wide range of local amenities being in close proximity, such as shops, schools, bus services and doctors surgery. We feel the 'extra' side garden really does add so much flexibility and possibility to this property making it a very rare opportunity.

Accommodation

Entrance

UPVC double glazed front entrance door opening into lobby with doors to lounge and to

Downstairs Cloakroom

WC and wash hand basin with tiled splash back. Radiator, obscure double glazed window.

Lounge 13' 1" x 13' 0" (3.98m x 3.96m) increasing to 16' including stairs to first floor. A particular feature here is a 'Heta' wood burning stove with stylish hearth and flue. Wooden flooring. Radiator. Under stairs storage cupboard. Double glazed window to front aspect. Square opening through to

Dining Area 10' 0" x 8' 7" (3.05m x 2.61m)

Wooden flooring, radiator. Double glazed window to rear aspect. Folding door to

Kitchen/Breakfast Room 15' 2" x 8' 0" (4.62m x 2.44m)

Extensive range of fitted wall and base units with complementing work surfaces, inset sink unit with mixer tap over and tiling to splash backs. Integrated double oven and 4 ring gas hob with cooker hood over. Integrated dishwasher and washing machine. Space for American style fridge/freezer. Space for table and chairs. Radiator. Double glazed window to rear aspect. Patio doors to rear garden.

First Floor Landing

Built-in airing cupboard housing the hot water tank. Drop down access to loft space. Double glazed window to side aspect.

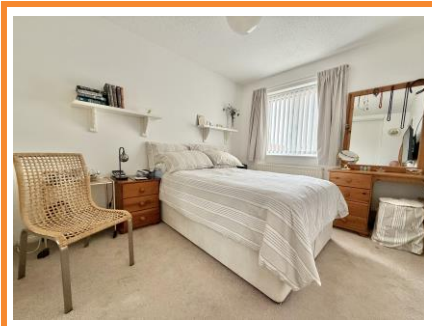
Bedroom 1 10' 5" x 8' 10" (3.17m x 2.69m) plus built-in triple wardrobe to one wall. Radiator. Double glazed window to front aspect.

Bedroom 2 9' 0" x 8' 8" (2.74m x 2.64m) plus built-in triple wardrobe to one wall. Radiator. Double glazed window to rear aspect.

Bedroom 3 7' 4" x 6' 9" (2.23m x 2.06m) Radiator. Double glazed window to front aspect.

Bathroom 6' 8" x 5' 6" (2.03m x 1.68m)

Re-styled with attractive contrasting tiling to floor and walls. Bath with mains shower, deluge head and handheld fittings. WC and wash hand basin with counter and drawers below. Heated towel rail. Inset spot lights. 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

Block paved forecourt/driveway providing off road parking, leading to an adjoining garage with up and over door. The garage measures 17'4" x 8' approximately, benefiting from power and lighting, plus housing the gas fired boiler. Gated side access to a useful sheltered side passage, ideal for storage with further gated access to the rear garden. The rear garden is enclosed and established, laid to a combination of patio, lawn and stone chippings with brick built barbecue and mature flowers, shrubs and trees. Outside tap. The main feature of this property is an extra side section of garden, enclosed and with independent gated access, offering a wealth of possibilities. Potential for storage or plenty more parking, extending the house or rear garden perhaps. Possibilities too for hobbies, jetski's, trailers, caravan for example.



Side Garden



Corner Plot



Tenure

Freehold, council tax band is 'C'.

The energy rating for this property is 'C'.

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.

