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Worlebury

OIEO £450,000

- * Extended 4 Bed Detached
- * Downstairs WC
- * Converted Garage
- * Bed 2 with En-suite
- * 23' Hobby Room/3rd Rec
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

Description

An extended, unique 1950's 4 bedroom detached residence occupying a premier hillside address, within a few yards of Worlebury 18 hole golf course as well as extensive woodland, the elevation affording far reaching views to both front and rear aspects. 2 receptions are complemented by an impressive 23' garage adaptation providing a flexible space, ideal for games room, hobbies or home working. A double glazed conservatory overlooks the enclosed rear garden and the front garden is particularly established and could easily be used day to day. A good size driveway offers ample off road parking opportunity and the front garden could be used to enhance this further, if required. The smallest bedroom still measures a decent 10' x 8'1" and the bathroom incorporates both bath and separate shower facility. There is a lovely feel & atmosphere to this family home, offered with 'no onward chain' complications.

Accommodation

Entrance

Double glazed porch with tiled floor, smooth ceiling finish with spot light. Further door double glazed to

Dining Area 13' 5" x 10' 8" (4.09m x 3.25m) maximum into double glazed bay window to front aspect. Picture rail, radiator. Square opening/serving hatch through to kitchen.

Inner Hall

Stairs to first floor. Low level cupboard with louvre double doors. Multi pane glazed door to rear lobby. Access to lounge and to

Kitchen 11' 10" x 10' 0" (3.60m x 3.05m)

Tiled floor. Cream gloss wall and base units with wooden work surfaces, 1 and 1/2 bowl sink unit with mixer tap and tiling to splash backs. Integrated double oven and hob with cooker hood over. Integrated dishwasher. Space for upright fridge/freezer. Breakfast bar with square opening looking through to the dining area and bay window. Radiator. Double glazed windows to side and rear.



Lounge 17' 5" x 10' 0" (5.30m x 3.05m) plus double glazed bay window to front aspect. Wooden flooring. Picture rail. 3 wall light points. Radiator. Built-in under stairs cupboard.

Hobby Room/3rd Reception 23' 8" x 8' 2" (7.21m x 2.49m) maximum. A flexible space with laminate flooring, smooth ceiling finish with inset spot lights. Radiator. Double glazed windows and doors to front and rear aspects.



Rear Lobby

Tiled floor. Folding door to utility with light and space for 2 appliances.

Downstairs WC

Tiled floor, WC, corner wash hand basin with tiled splash back. Radiator, obscure double glazed window.

Conservatory 11' 4" x 6' 8" (3.45m x 2.03m)

Double glazed with patio doors to rear garden.

First Floor Landing

Built-in airing cupboard with double louvre doors. Access to loft space. Radiator. Double glazed window to rear aspect.

Bedroom 1 15' 0" x 10' 10" (4.57m x 3.30m) maximum into double glazed bay window to front aspect enjoying views to Crook Peak and the Mendip Hills. Smooth ceiling finish, picture rail, radiator.



Bedroom 2 11' 6" x 8' 10" (3.50m x 2.69m) plus double glazed bay window with views to front aspect. Plus door recess. Built-in wardrobes/storage solutions. Radiator.

En-suite

Shower cubicle, pedestal wash hand basin and WC. Half tiled walls, radiator. Double glazed window to side aspect.

Bedroom 3 16' 8" plus recess x 8' 4" (5.08m x 2.54m) Incorporating part sloping ceiling with smooth finish. Useful eaves storage. Radiator. Double glazed window with coastal views to rear aspect, plus double glazed bay window to front aspect with views to Mendip Hills.



Bedroom 4 10' 0" x 8' 1" (3.05m x 2.46m)

Radiator. Double glazed window with coastal views to rear aspect.

Bathroom

Comprising corner bath unit, plus separate corner shower cubicle. Wash hand basin with cupboard below and WC. Half tiled walls. Sloping ceiling with inset spot lights. Heated towel rail. Dual aspect double glazed windows plus Velux window/sky light.



Outside

Gated access to driveway providing off road parking for 2/3 cars. Adjacent established front garden, laid to lawn with mature shrubs and trees. Side access to the rear garden which is principally laid to patio and lawn with flowers and shrubs. Barbecue. Block built storage shed.

Tenure

Freehold, council tax band is 'F'.

The energy rating for this property is 'D'.

Setting/Aerial Photo



Setting/Aerial Photo



GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 1542 sq.ft. (143.2 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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