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Worle Hillside

£375,000

- * Immaculate Link Detached Home * Views Towards the Mendips
- * Desirable Worle Hillside Position * Three Good Size Bedrooms
- * Garage & Driveway Parking * Cloakroom WC



114 High Street, Worle, BS22 6HD

18 Hawthorn Hill, Weston super Mare BS22 9EB

Description

Positioned in an elevated spot on Hawthorn Hill in popular Worle, this beautifully presented three-bedroom link-detached home features bright, spacious interiors and far-reaching countryside views toward the Mendip Hills. The ground floor offers a welcoming entrance hall with WC, a light-filled lounge with a large picture window, and an open-plan kitchen/diner with a breakfast bar and sliding doors to the garden, complemented by a secure side passage and attached garage. Upstairs, three well-proportioned bedrooms—two with built-in wardrobes—are served by a modern family bathroom, with the front room capturing the finest panoramic outlooks. Outside, the property benefits from a multi-car driveway, a low-maintenance front lawn, and an enclosed, multi-tiered rear garden featuring a large, paved patio ideal for outdoor dining.

Accommodation

Entrance Hall

Double glazed entrance door. Radiator. Karndean flooring. Understairs cupboard.

Cloakroom

White suite of wash hand basin with tiling to splash back and cupboard under. Low level WC. Radiator. Obscure high-level double-glazed windows to front and double-glazed window to side, Decorative wall panelling. High level cupboard housing electric consumer unit.

Lounge 18' 10" x 13' 7" (5.74m x 4.14m)

Fireplace with open hearth. Karndean flooring. Radiator. Double glazed bay window to front with views towards the Mendip Hills.

Kitchen/Diner 19' 11" x 9' 2" (6.07m x 2.79m)

Fitted with a range of floor and wall units with roll edge work surfaces and 'metro' tiled splash backs. Inset single drainer enamel sink unit with central mixer tap. Built in electric oven and gas hob with cooker hood over. Integrated Fridge/Freezer and plumbing for washing machine. Wall mounted gas boiler for central heating. Two radiators including feature upright radiator. Karndean flooring. Double glazed window and French doors to the rear.

First Floor Landing

Built in airing cupboard with tank. Access to loft. Double glazed window to side.

Bedroom 1 16' 7" x 9' 9" (5.05m x 2.97m)

Double wardrobe with cupboards over. Radiator. Double glazed window to front with views to the Mendip Hills.

Bedroom 2 13' 2" x 9' 2" (4.01m x 2.79m)

Double wardrobe. Double glazed window to rear. Radiator

Bedroom 3 11' 8" x 9' 11" (3.55m x 3.02m)

Including single wardrobe. Radiator. Double glazed window to front with views to the Mendip Hills.

Bathroom 6' 3" x 6' 0" (1.90m x 1.83m)

White suite of panelled bath with shower mixer taps and electric shower over. Vanity wash hand basin with cupboards under and low-level WC with concealed cistern. Radiator incorporating a heated towel rail. Fully tiled walls. Obscure double-glazed window to rear. Coved ceiling.



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

The front garden is laid mainly to lawn with surrounding flower borders. A driveway leads to the Garage 15' 10" x 8' 0" (4.82m x 2.44m) with roller door, light and power. A door between the garage and the house gives secure access to the rear garden which is predominantly laid to paving providing a great space for outdoor entertaining. There are also flower and shrub borders, stone chippings to the side with of the property with timber shed and a brick-built tool shed at the rear of the garage. Cold water tap.

Tenure

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



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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