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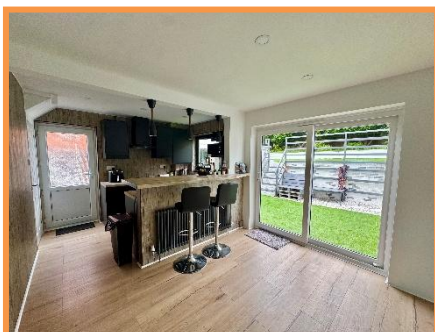
Helping you move with 100 years combined staff experience



Hutton

£318,500

- * Recently Renovated Throughout
- * Three Bedrooms
- * Popular Cul-de-Sac Location
- * Elevated Position With Views
- * Adjacent Garage & Driveway
- * Semi Detached House



114 High Street, Worle, BS22 6HD

13 Willow Drive, Hutton, Weston super Mare, BS24 9TJ

Description

A superb three bedroom semi-detached home situated in a slightly elevated cul-de-sac position in the ever popular Hutton Village. Having recently been refurbished through out the property now boasts modern living with a stylish matte black kitchen incorporating breakfast bar and dining area. The lounge measures 14' 3" x 13' 8" and features trendy wall panelling with accent lighting and views to the front. Upstairs There a three bedrooms and a refitted bathroom, Externally there is a low maintenance tiered garden to the rear and an adjacent garage and drive. The Village itself boast a Public House and Village Hall providing a number of social activities together with a Primary School and a Bus service.

Accommodation

Entrance Hall

Upright feature radiator. Decorative wall panelling. Laminate flooring, Staircase rising to first floor accommodation. Opening to

Lounge 14' 3" x 13' 8" max (4.34m x 4.16m)

Decorative wall panelling. Laminate flooring. Wall lights. Radiator. Double glazed tilt and turn window to front aspect. Opening to

Kitchen/Diner 16' 1" x 10' 6" (4.90m x 3.20m)

Fitted with a range of wall mounted and base units with wood effect worksurfaces over and matching upstands. One and a half bowl sink and drainer unit with central mixer tap. Induction built in electric oven and hob with cooker hood over and decorative splashback. Space for washing machine. Understairs cupboard with power. Double glazed window to rear aspect. Double glazed door to side.

First Floor Landing

Built in airing cupboard. Full length double glazed window to side aspect.

Bedroom 1 10' 1" x 14' 2" (3.07m x 4.31m)

Radiator. Coved ceiling, soft touch light switch. Double glazed window to front with views to Weston Hillside.

Bedroom 2 10' 4" x 10' 4" (3.15m x 3.15m)

Radiator. Coved ceiling. Double glazed window to rear.

Bedroom 3 6' 7" x 10' 1" max (2.01m x 3.07m)

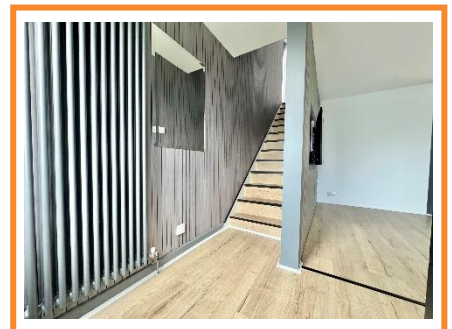
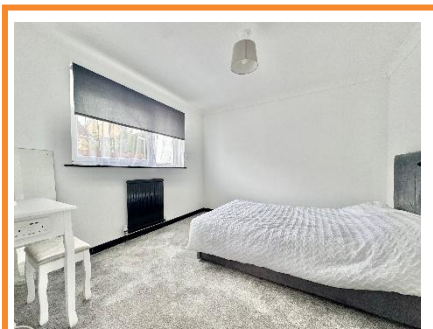
Including stair head. Double glazed tilt and turn window to front with views towards Weston Hillside. Soft touch light switch.

Bathroom 6' 2" x 5' 9" (1.88m x 1.75m)

White suite of panelled bath with central mixer tap and shower attachment. Wash hand basin and low level W.C. Obscure double glazed window to side. Aqua panelling, light up mirror, laminate flooring. Heated towel rail.

Outside

The front garden is laid to an area of grass. The driveway at the side of the property leads to a garage with up and over door, French doors, power and light. The rear garden is tiered and comprises of artificial lawn with steps up to the remainder of the garden. Cold water tap. Garden shed.



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.

Tenure

Freehold.

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

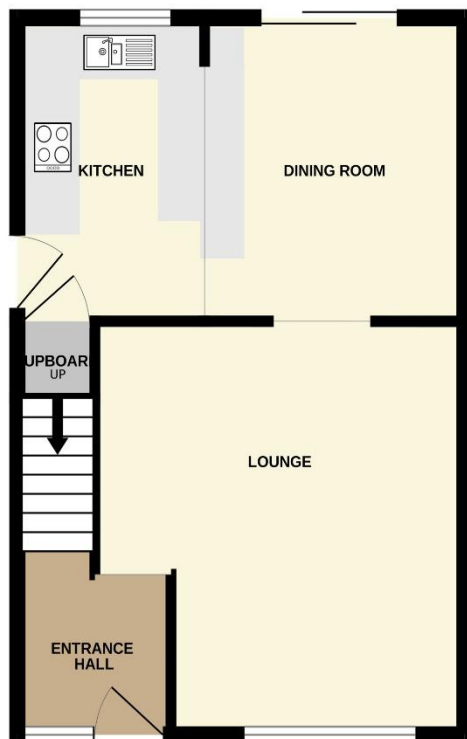
Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

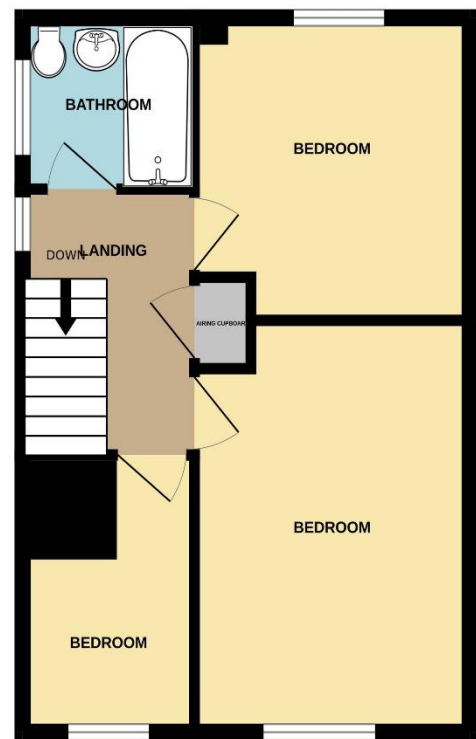
Council Tax - C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



FIRST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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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