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Harris & Lee

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North Worle

£325,000

- * *Attractive Detached Home*
- * *Quiet Cul-de-Sac Location*
- * *Spacious Kitchen/Breakfast Room*
- * *Driveway Parking*
- * *3 Reception Rooms*
- * *Popular North Worle Area*



114 High Street, Worle, BS22 6HD

10 Borgie Place, Worle, Weston super Mare, BS22 9HG

Description

Nestled at the end of a quiet, family-friendly cul-de-sac in the highly sought-after North Worle area of Weston-super-Mare, this attractive three-bedroom detached home offers a fantastic balance of comfortable, practical living space and excellent local convenience. Featuring three distinct reception rooms, a generous rear garden backing on to fields, and a private driveway, this property is ideally configured for growing families looking to settle into a peaceful residential neighbourhood with excellent amenities right on their doorstep.

Accommodation

Entrance Hall

Part glazed uPVC entrance door. Staircase to first floor accommodation. Tiled floor. Radiator. Electric fuse box.

Downstairs W.C

Low level W.C. Wall mounted wash hand basin. tiled floor. Obscure uPVC double glazed window to front aspect.

Lounge 14' 2" x 9' 6" (4.31m x 2.89m)

Radiator. uPVC double glazed window to front aspect. Coved ceiling. Electric fire with marble effect surround. Wall lighting. Opening to

Sitting Area 9' 0" x 8' 0" (2.74m x 2.44m)

Coved ceiling, radiator. Patio doors to rear garden. Door to

Kitchen 16' 4" x 13' 8" max (4.97m x 4.16m)

Fitted with a range of wall mounted and base units with work surfaces over and tiled to splashback. Single bowl sink and drainer unit with central mixer tap. Built in electric oven and 4 ring gas hob and cooker hood. Tiled flooring. Space for slim line dishwasher. Radiator. Space for American style fridge/freezer. Under stair cupboard with space and plumbing for washing machine. uPVC double glazed windows to rear aspect. uPVC double glazed door to rear garden. Opening to

Dining Room 18' 5" x 7' 5" (5.61m x 2.26m)

Double radiator. uPVC double glazed window to front aspect. Loft hatch with ladder.

First Floor Landing

Doors to all upstairs rooms. uPVC double glazed window to side aspect.

Bedroom 1 8' 9" x 14' 1" (2.66m x 4.29m)

Radiator. uPVC double glazed window to front aspect.

Bedroom 2 9' 6" x 9' 1" (2.89m x 2.77m)

Radiator, uPVC double glazed window to rear aspect.

Bedroom 3 7' 0" x 9' 4" max (2.13m x 2.84m)

uPVC double glazed window to front aspect. Radiator. Storage cupboard housing boiler. Loft hatch.

Bathroom 6' 2" x 6' 1" (1.88m x 1.85m)

Comprising white suite of panelled bath with central mixer tap and shower attachment, rain fall shower head. Low level W.C. Extractor fan. Pedestal wash hand basin. Vinyl floor covering. Obscure uPVC double glazed window to rear aspect. Shaving point. Heated towel rail.



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.

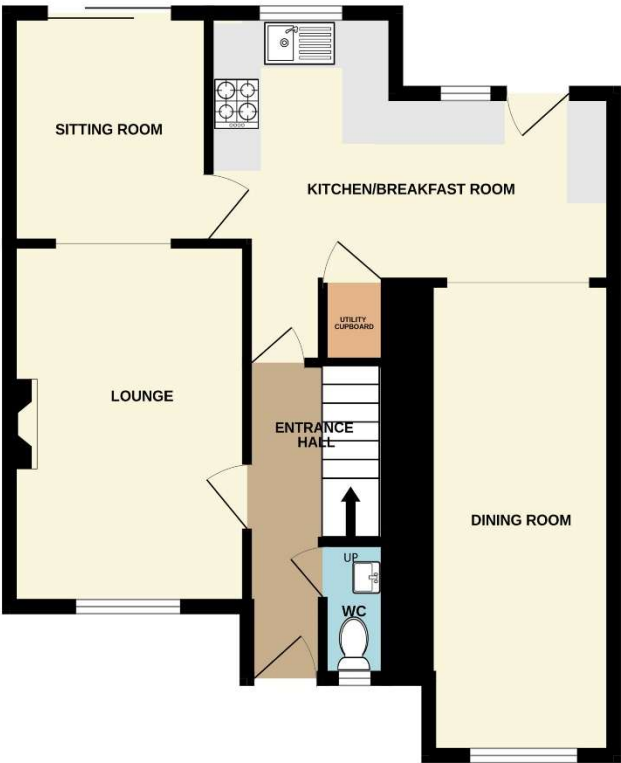
Outside

To the front of the property is a block paved driveway, with side gate to rear garden. Raised lawn with mature shrubs. The Westerly rear garden is laid to lawn and patio. with an area of raised decking. Enclosed by panelled fencing. Outside tap.

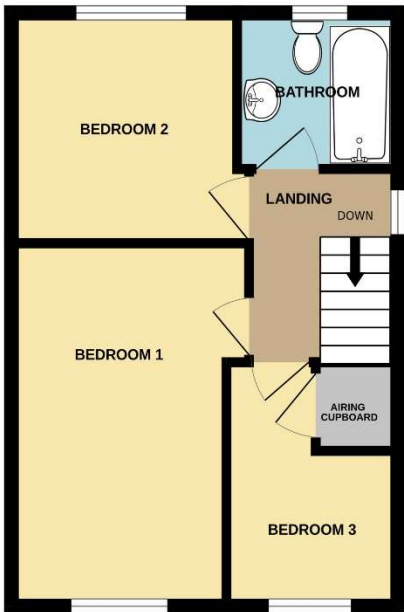
Council Tax - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 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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