

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



**Locking Castle      £339,950**

- \* Link Detached Home
- \* 3 'Double' Bedrooms
- \* Adjacent Garage & Driveway
- \* Ensuite To Master
- \* Utility & Downstairs W.C
- \* NO CHAIN



**114 High Street, Worle, BS22 6HD**

### Description

A well-presented three bedroom link-detached family home situated in the sought-after Locking Castle estate, occupying a level position and ready to move in. Close proximity to commuter links and Flowerdown Business Park. This property offers spacious accommodation including Kitchen/diner, with separate utility room. Living room, three bedrooms with en-suite to master, downstairs W.C and a large, fully enclosed rear garden. The property also benefits from an adjacent garage with driveway, offering ample off-road parking. All with NO ONWARD CHAIN.

### Accommodation

#### Entrance Hall

Part glazed composite entrance door. Coved ceiling, doors to all downstairs rooms. Area for hanging coats. Thermostat. Radiator. Staircase to first floor accommodation.

#### Downstairs W.C

Obscure uPVC double glazed window to side aspect/ W.C. Space saving corner wash hand basin, tiled to splashback. Vinyl floor covering. Fuse Box.

#### Lounge 13' 0" x 10' 10" (3.96m x 3.30m)

Coved ceiling, Two radiators. uPVC double glazed Bay window to front aspect, TV point.

#### Kitchen/Diner 10' 8" x 17' 11" (3.25m x 5.46m)

Fitted with a range of wall mounted and base units with worksurface over and tiled to splashback. Single bowl stainless sink and drainer unit with central mixer tap. Space for electric oven with cooker hood over. Vinyl floor covering. Two radiators. under stair storage cupboard. uPVC double glazed window to rear aspect. Coved ceiling. uPVC double glazed patio door to rear garden. Opening to

#### Utility Room 5' 8" x 5' 2" (1.73m x 1.57m)

Fitted with base unit with roll edge worksurfaces and tiled to splashback. Single bowl stainless steel sink and drainer unit. Space and plumbing for washing machine, space and plumbing for dishwasher. uPVC double glazed door to side aspect. Wall mounted Valliant combination boiler for gas central heating and domestic hot water. Vinyl floor covering. Radiator.

#### First Floor Landing

Doors to all upstairs rooms. uPVC double glazed window to side aspect. Coved ceiling. Airing cupboard with radiator and shelving. Loft hatch.

#### Bedroom 1 13' 0" x 11' 1" (3.96m x 3.38m)

uPVC double glazed window to front aspect. Radiator. Coved ceiling. Built in bedroom furniture comprising wardrobes and chest of drawers. Door to

#### En-suite 5' 8" x 4' 8" (1.73m x 1.42m)

Comprising Aqua panelled shower enclosure with electric Triton shower over. Wash hand basin with tiling to splashback. W.C. Radiator, Extractor fan. Vinyl floor covering. uPVC obscure double glazed window to front aspect.



**Bedroom 2** 8' 0" x 9' 10" (2.44m x 2.99m)

uPVC double glazed window to rear aspect. Built in storage unit. Radiator, coved ceiling.

**Bedroom 3** 8' 0" x 7' 11" (2.44m x 2.41m)

Coved ceiling. uPVC double glazed window to rear aspect. Radiator.

**Shower Room** 7' 2" x 6' 5" (2.18m x 1.95m)

Comprising a white suite of fully enclosed shower with aqua panelling and mains 'rainfall' shower over with handheld attachment. W.C. Vanity wash hand basin with cupboard under. Vinyl floor covering. Extractor fan. Radiator. uPVC obscure double glazed window to side aspect.

**Outside**

To the front of the property there is a driveway with ample parking. Mature hedgerow access to garage with up and over door, power and light, along with separate uPVC double glazed personal door into the rear garde. The garage measure 17' 03" x 8' 9" and has ample storage in the roof space. There is also a side gate giving access to the rear garden, enclosed by panelled fence and brick walls. Laid mainly to an area of patio and lawn, with mature shrubs and planted borders. Outside electric point and cold water tap.

**Tenure**

Freehold.

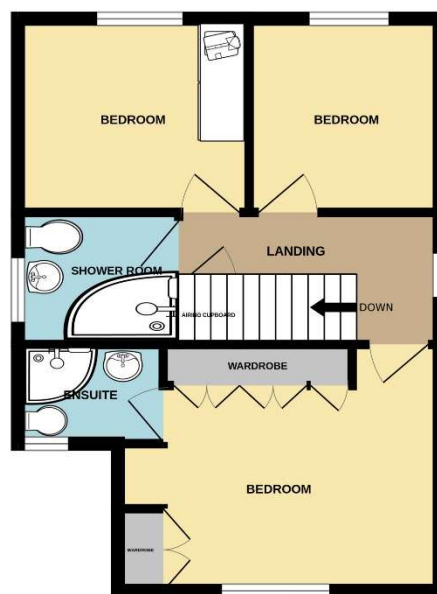
Council Tax D.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | 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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