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# Harris & Lee

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Worle

£310,000

- \* 3 Bed Detached House
- \* Lovely Corner Plot
- \* Garage & Drive Behind
- \* Downstairs Cloakroom
- \* 2 Receptions
- \* NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

## 24 Kielder Drive, Worle, Weston-s-Mare, BS22 9HJ

### Description

There is 'no onward chain' with this 3 bedroom detached former show home, situated in a favoured 'no through road' location off Savernake Road, occupying a superb corner position with lovely 'kerb appeal'. The double glazed and gas centrally heated accommodation includes an impressive 16'2" x 14'9" lounge, plus dining room and 10' kitchen. Many will appreciate that the rear garden benefits from a south westerly facing aspect and that it provides side access into the the larger than average single garage behind.

### Accommodation

#### Entrance

Double glazed side entrance door opening to lobby, with radiator, coved ceiling. Multi pane glazed door to the lounge and door to

#### Downstairs Cloakroom

Low level WC and wash hand basin. Partly tiled walls. Radiator, feature arched obscure double glazed window.

**Lounge** 16' 2" x 14' 9" (4.92m x 4.49m) maximum including stairs to first floor and wide double glazed bay window to front aspect. Ceiling with timber beams, plus gas fire attached to brick chimney breast. 3 wall light points, radiator. Feature arched leaded double glazed window to side aspect.

**Dining Room** 9' 5" x 7' 9" (2.87m x 2.36m) Radiator, coved ceiling, double doors to rear garden. Multi pane glazed door to

**Kitchen** 10' 7" x 7' 9" (3.22m x 2.36m) Fitted wall and base units, roll edge work surfaces with sink unit and mixer tap. Integrated washing machine and fridge. Leaded double glazed window to side aspect. Door to rear garden.

### First Floor Landing

Access to loft space, leaded double glazed window to side aspect.

**Bedroom 1** 12' 0" x 9' 4" (3.65m x 2.84m) Coved ceiling, radiator, double glazed window to rear aspect.

**Bedroom 2** 8' 10" x 7' 8" (2.69m x 2.34m) Coved ceiling, radiator, leaded double glazed window to front aspect.

**Bedroom 3** 7' 6" x 6' 6" (2.28m x 1.98m) Coved ceiling, radiator, leaded double glazed window to side aspect.

**Shower Room** 8' 0" x 5' 7" (2.44m x 1.70m) maximum including built-in cupboard housing the hot water tank. Shower cubicle with mains shower, wash hand basin and WC. Tiled walls. Radiator, obscure double glazed window.

### Outside

Lovely corner plot position with gardens to front and side laid to lawn with shrubs and tree. Gated side access to the enclosed rear garden, which enjoys a south westerly aspect, laid to patio and lawn with shrubs borders. Personal side door into the garage, which measures 18'10" x 8'3", with up and over door, power and lighting, plus loft storage. There is driveway parking in front of the garage.



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, council tax band is 'C'.

## Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach. Virgin media is available at this address.

The energy rating for this property is 'D'

## Drive & Garage



GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 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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