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Southward

£410,000

- * Semi Detached Family Home
- * Popular Southward Location
- * Flexible 3 Floor Accommodation
- * Annex/Office Potential
- * Four or Five Bedrooms
- * Garage & Ample Parking



114 High Street, Worle, BS22 6HD

2 Beaumont Close, Weston-Super-Mare BS23 4LL

Description

Nestled in a quiet residential road in the popular Southward area, this extended and versatile semi-detached family home offers an abundance of space set over three floors. The heart of the home is a bright, contemporary open-plan kitchen and dining area, featuring a stylish breakfast island. Relax in the inviting 13' 8" x 11' 7" lounge or make full use of the generous ground-floor footprint, which includes a highly practical utility room and an additional flexible space ideal as a home office or gym, fifth bedroom or potential to provide an income. Upstairs, the property boasts a modern stylish shower room and well-proportioned bedrooms, highlighted by a second-floor principal suite complete with skylight windows, integrated eaves storage and spacious landing area which would make an ideal study space. Outside, the property enjoys an enclosed, low-maintenance front and side garden with artificial grass and a patio area perfect for entertaining, alongside a gravel driveway providing ample off-road parking leading up to a detached garage. A truly exceptional home that must be viewed to be fully appreciated!

Accommodation

Entrance Porch

Part glazed entrance doors opening into the porch with tiled floor and obscure part glazed door into.

Entrance Hall

A spacious and welcoming entrance hall with uPVC double glazed window to side aspect. Storage cupboard plus further under stair storage cupboard. Radiator, laminate flooring and openings to both lounge and kitchen. Stairs to first floor accommodation.

Lounge 13' 8" x 11' 7" (4.16m x 3.53m)

uPVC double glazed window to front aspect, Fireplace with open fire. Laminate flooring and radiator.

Kitchen/Diner

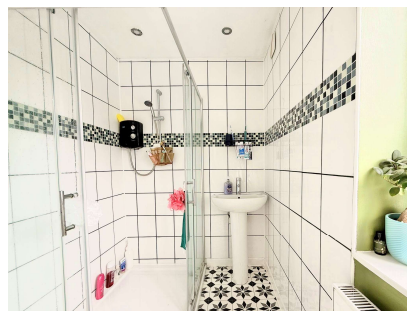
Fitted with a range of shaker style base units with works surface over and tiling to splash backs, 1.5 bowl sink and drainer unit with central mixer tap. Built in fridge and freezer and cupboard housing the Vaillant Combination boiler. Space for dishwasher and range style cooker. Large central island with drawer storage under, ideal for dining and meal prep. Radiator. uPVC double glazed window to side aspect and further uPVC double glazed window and door opening to rear courtyard. Downlighting. Door to.

Utility room 14' 5" x 6' 5" (4.39m x 1.95m)

A superb sized triple aspect utility room with uPVC double glazed windows to front and side aspect with further uPVC glazed door to rear courtyard. Tiled flooring, radiator, work surface with single bowl stainless sink and drainer unit, space for washing machine and tumble drier, downlighting and loft hatch providing access to loft space which spans the entire extension.

Office / Bedroom 5 14' 5" MAX x 9' 6" MAX (4.39m x 2.89m)

A versatile space with potential for a multitude of uses, a potential ground floor 5th bedroom or teenager suite, home office or home gym area. The space could suit those looking to create an at home business or possible potential annex for a dependent relative. uPVC double glazed window to side aspect. Tiled floor, radiator, down lighting and door to WC with wall mounted wash hand basin, low level WC, extractor and down lighting.



First Floor Landing

uPVC double glazed window to side aspect. Doors to all rooms and further stairs to second floor. Dado rail and vinyl floor covering

Bedroom 2 13' 8" x 11' 8" (4.16m x 3.55m)

Radiator, uPVC double glazed window to front aspect. exposed wooden floorboards and built in wardrobe.

Bedroom 3 11' 8" x 9' 9" (3.55m x 2.97m)

Coved ceiling, radiator and uPVC double glazed window to rear aspect.

Bedroom 4 8' 5" x 6' 3" (2.56m x 1.90m)

Radiator, built in storage cupboard and uPVC double glazed window to front aspect.

WC

Fully tiled walls, low level WC and obscured uPVC double glazed window to rear aspect.

Shower Room

Radiator, obscured uPVC double glazed window to side aspect. Partially tiled walls and vinyl floor covering. spacious shower enclosure with electric Triton shower over, pedestal wash hand basin, extractor and built in storage cupboard.

Second Floor Landing

Staircase opening directly into the second-floor landing with a large storage cupboard, Velux window to rear aspect. A useful space that could be incorporated into a 'Walk through' wardrobe or study/office space. Further door providing access to handy eaves storage.

Bedroom 1 16' 2" x 11' 9" (4.92m x 3.58m)

Reducing to approximately 9'7 x 11'9 (2.92m x 3.58m) when measured at a height of 5'. A fantastic loft conversion with separate eaves storage cupboards and 2 Velux windows.

Outside

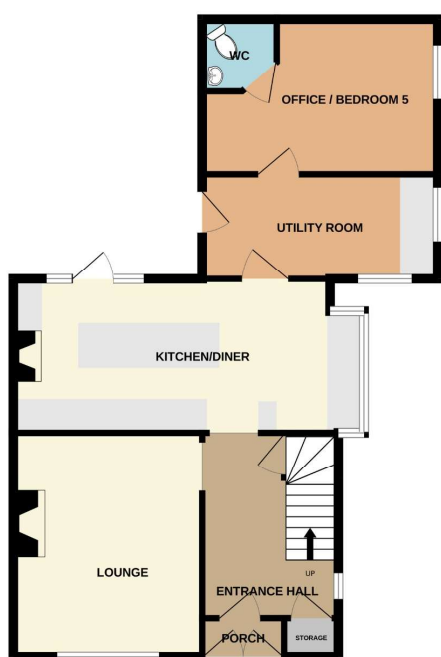
A rear courtyard is accessible from the kitchen or utility and is laid to stone chippings providing a useful area for outside storage, drying clothes or alternatively a separate outside space for the potential annex at the rear.

The front and side garden provide much of the outside space for this property and provide a great deal or privacy from being enclosed by wall and fencing with gated access. predominantly laid to stone chippings and artificial lawn, meaning the need for ongoing maintenance is minimal with additional gate to the rear proving access to the detached single garage and plentiful off-road parking.

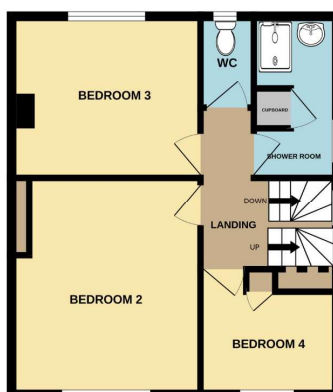
Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

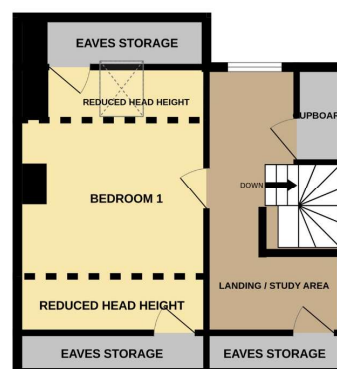
GROUND FLOOR



1ST FLOOR



2ND 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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