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# Harris & Lee

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*Lapwing Gardens*

*£339,950*

- \* *Extended 4 Bed Detached*
- \* *2 Bathrooms*
- \* *Backing onto Playing Field*
- \* *South Westerly Garden*
- \* *2 Separate Receptions*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

## 3 Lapwing Gardens, Worle, Weston-s-Mare, BS22 8UP

### Description

There is 'no onward chain' with this extended 4 bedroom detached house, occupying a level 'no through road' position in South Worle, backing onto a school sports playing field with views across. The flexible double glazed and gas centrally heated accommodation features rooms of excellent proportion, including a 19' dual aspect living room, separate dining room which of course could be utilised for home working or hobbies, useful downstairs WC and to the first floor there is a bathroom plus separate adjacent shower room, for day to day practicality. 3 of the 4 bedrooms are excellent 'doubles' and even bedroom 4 measures 8'3" x 7'9" minimum, plus wardrobes fitted along one wall which could be removed to make this over 10' in length. Many will appreciate the benefits of a south westerly facing rear garden, plus a good size driveway providing ample off road parking opportunity. The garage, being integral to the house, could be adapted into another room or hobby space if desired. We say: okay the carpet may look a little dated however the house is in excellent condition with a Shaker style kitchen, re-styling to the '2' bathrooms, replacement internal doors and ceilings have been updated to a smooth finish throughout.

### Accommodation

#### Entrance

Double glazed front entrance porch with dual aspect double glazed windows and entrance door. Tiled floor, wall light. Multi pane glazed door to entrance hall. Further door to

#### Downstairs WC

Corner wash hand basin and WC. Tiled floor. Heated towel rail. Coved ceiling. Obscure double glazed window.

#### Entrance Hall

Stairs to first floor with built-in storage cupboard beneath. Radiator. Smooth ceiling finish with coving. Multi pane glazed doors to kitchen, separate dining room and to

#### Living Room 19' 5" x 11' 1" (5.91m x 3.38m)

maximum, plus door recess. Wide archway partially dividing the space into two areas. Feature fireplace housing electric fire with hearth and surround. Radiator. Smooth ceiling finish with coving. Dual aspect double glazed windows to side and rear, plus door to the rear garden.

#### Dining Room/Hobby Room 11' 5" x 11' 0" (3.48m x 3.35m)

Radiator. Smooth ceiling finish with coving. 2 wall lights. Double glazed window to rear aspect.

#### Kitchen 14' 4" x 7' 10" (4.37m x 2.39m)

Shaker style wall and base units, roll edge work surfaces with inset 1 and 1/2 bowl sink unit, mixer tap over and tiling to splash backs. Neff double oven, plus 4 ring gas hob with cooker hood above. Integrated fridge/freezer. Radiator. Smooth ceiling finish with coving and inset spot lights. Double glazed window to front aspect. Door to side.

#### First Floor Landing

Good size landing with access to loft space. Smooth ceiling finish with coving. Built-in airing cupboard housing the hot water tank. Double glazed window to front aspect.

#### Bedroom 1 11' 5" x 11' 1" (3.48m x 3.38m)

Radiator. Smooth ceiling finish with coving. Double glazed windows to side and rear aspects, enjoying views across a school sports playing field.



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.

**Bedroom 2** 11' 4" x 10' 3" (3.45m x 3.12m)

including fitted wardrobes along one wall. Radiator. Smooth ceiling finish with coving. Double glazed window to rear aspect, enjoying views across a school sports playing field.

**Bedroom 3** 12' 4" x 8' 1" (3.76m x 2.46m)

Radiator. Smooth ceiling finish with coving. Double glazed windows to front aspect.

**Bedroom 4** 8' 3" x 7' 9" (2.51m x 2.36m)

plus fitted wardrobes along one wall which could be removed to make the room over 10' long. Radiator. Smooth ceiling finish with coving. Double glazed window to side aspect.

**Bathroom** 7' 9" x 5' 6" (2.36m x 1.68m)

Re-styled white suite of bath with mixer shower and side shower screen, plus vanity unit/wash hand basin with cupboard below. Heated towel rail, partly tiled walls. Smooth ceiling finish with coving. Obscure double glazed window to side.

**Separate Shower Room** 7' 9" x 6' 3" (2.36m x 1.90m)

maximum, L-shaped room. Good size tiled shower enclosure with mains shower and folding doors access, plus low level WC. Heated towel rail, partly tiled walls. Smooth ceiling finish with coving. Extractor fan. Obscure double glazed window to side.

**Outside**

Good size driveway with turning section, providing off road parking and leading to the garage with up and over door. The garage measures 16' x 8' approximately and incorporates power and lighting, cold water tap, window to side, plus housing the Worcester gas fired boiler. The front garden is laid to lawn with flower and shrub border. Gated access down both sides of the house to the enclosed rear garden which benefits from a south westerly facing aspect. The rear garden is slightly L-shaped and features a good size patio seating area plus lawn, complemented with flower and shrub borders.

**Setting**



**Tenure- Freehold, council tax band is 'D'.**

**The energy rating for this property is tbc**

GROUND FLOOR  
687 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.

