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Sweetgrass Road

OIEO £280,000

- * 3 Bedroom House
- * Private Courtyard Setting
- * Large Garage & Parking
- * Cloakroom & En-suite
- * Stylish 16' Kitchen/Diner
- * Landscaped Rear Garden



114 High Street, Worle, BS22 6HD

Description

Superb example of this popular 3 bedroom house design, tucked away from the road, in a lovely courtyard setting with just a couple of neighbours, making this very child and pet friendly. A larger than average garage close by conveniently has a rear personal door that opens to a pathway to the enclosed rear garden for this property. Many will appreciate the layout featuring separate hall and stairs, 16' lounge and contemporary 16' open plan kitchen/dining room. That all important combination of a downstairs cloakroom and en-suite shower room are present here too. 'The Campus' plus local shops and facilities are in close proximity, as well as junction 21 of the motorway, making it ideal for commuters. A rare opportunity to acquire a home like this in such a private setting, presented beautifully throughout, with such a 'lovely feel'.

Accommodation

Entrance

UPVC double glazed front entrance door with canopy/shelter over and outside light.

Entrance Hall

Stairs to first floor. Tiled floor. Radiator with decorative cover. Smooth ceiling finish with coving and inset lighting.

Downstairs WC

WC and pedestal wash hand basin with tiling to floor and splash backs. Smooth ceiling finish. Heated towel rail. Double glazed window to front.

Lounge 16' 5" x 13' 0" (5.00m x 3.96m) maximum, plus built-in under stairs cupboard with plumbing for washing machine. Radiator. Smooth ceiling finish with coving. Double glazed window to front aspect. Archway leading through to

Kitchen/Diner 16' 5" x 9' 9" (5.00m x 2.97m) including an extensive range of fitted white gloss wall and base units. Complementing work surfaces with inset sink unit. Integrated dishwasher, fridge/freezer, induction hob, microwave and oven. Metro style tiling to splash backs. Radiator. Smooth ceiling finish with coving. Double glazed window to rear aspect plus patio doors to rear garden.

First Floor Landing

Radiator with decorative cover. Smooth ceiling finish with coving. Built-in cupboard housing the hot water tank. Access to loft space.

Bedroom 1 11' 9" x 8' 10" (3.58m x 2.69m) plus built-in wardrobes to one wall. Radiator. Smooth ceiling finish. Double glazed window to front aspect.

En-suite

Shower cubicle with mains shower, wash hand basin with cupboard beneath, WC. Smooth ceiling finish with extractor fan.

Bedroom 2 9' 7" x 9' 7" (2.92m x 2.92m)

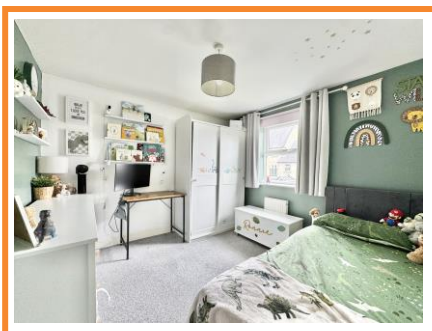
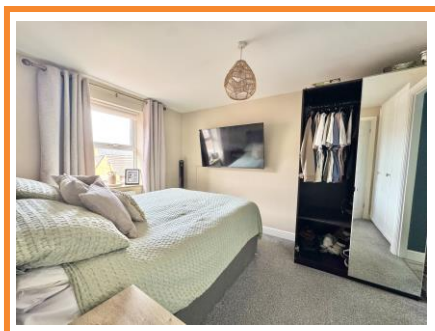
Radiator. Smooth ceiling finish. Double glazed window to rear aspect.

Bedroom 3 8' 5" x 7' 3" (2.56m x 2.21m)

Radiator. Smooth ceiling finish. Double glazed window to front aspect.

Bathroom 6' 5" x 5' 6" (1.95m x 1.68m)

Panelled bath, pedestal wash hand basin and WC. Partly tiled walls. Smooth ceiling finish with extractor fan. Radiator. Obscure double glazed window to rear aspect.



Outside

Small open plan area of garden to front laid to stone chippings. A garage is situated alongside the garage to next door (LHS of block of 2) with up and over door. The garage is larger than standard, measuring 17'2" x 8'9" approximately and benefits from loft storage facility, plus personal door to the rear, opening to a pathway providing access into the rear garden for this property. The rear garden is a particular feature, landscaped to a low maintenance contemporary finish, whilst enjoying a decent level of privacy for this style of home. Wooden decking provides ample seating opportunity and is partly enclosed from the remaining garden, which is laid to artificial grass with shrub borders and tree. Outside tap.

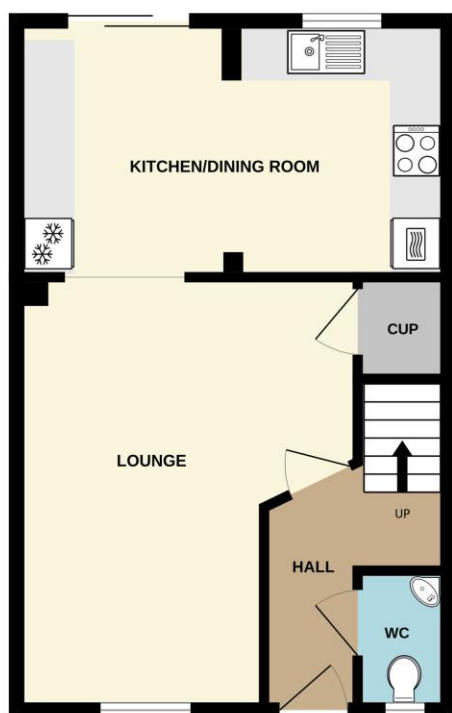


Tenure

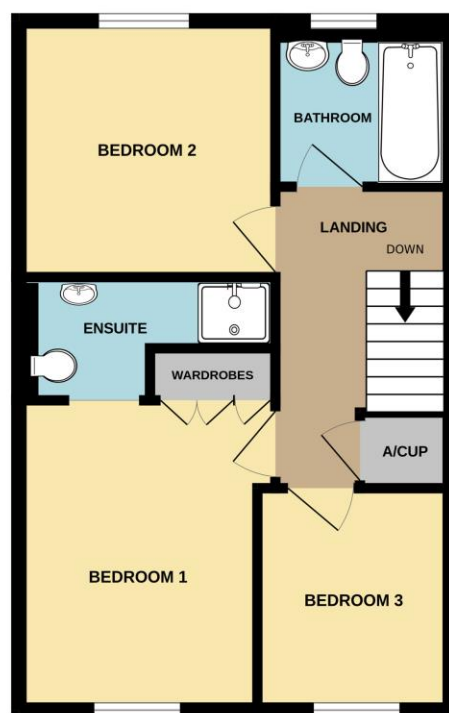
Freehold, council tax band is 'C'.

The energy rating for this property is 'C'.

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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