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Estate Agents

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# Harris & Lee

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*Millstone Close*

*OIEO £318,500*

- \* 3 Bedroom Link Detached
- \* Garage Conversion/Bed 4
- \* Extended to the Rear
- \* Cloakroom & Utility
- \* Utility Space
- \* Westerly Rear Garden



*114 High Street, Worle, BS22 6HD*

### Description

A rare opportunity to acquire a 3/4 bedroom link-detached property in this particular 'no through road', nestled between the fringes of Locking Castle and Weston Village. This family home has been extended to the rear aspect, and this combined with a garage conversion, provides greater space and versatility. Naturally, the former garage could be used as a downstairs 4th bedroom or a hobby room perhaps, also an ideal office for those working from home. The double glazed and gas centrally heated accommodation includes both downstairs cloakroom and en-suite shower room to the main bedroom. An adjacent driveway provides off road parking and the good size enclosed rear garden enjoys a westerly facing aspect.

### Accommodation

#### Entrance

Part glazed front entrance door with outside light and canopy shelter over.

#### Entrance Hall

Stairs to first floor, radiator. Telephone point.

#### Downstairs Cloakroom

Low level WC and wash hand basin, Radiator. Obscure double glazed window.

**Kitchen** 11' 6" x 8' 6" (3.50m x 2.59m) reducing to 7'10". Fitted wall and base units, roll edge work surfaces with inset sink unit, mixer tap over and tiling to splash backs. Integrated oven and hob with cooker hood over. Space for dishwasher and upright fridge/freezer. Double glazed window to front aspect.

**Living Room** 19' 5" x 15' 8" (5.91m x 4.77m) increasing to 16'3" max. Including useful under stairs cupboard. A westerly facing reception room, extended to the rear aspect, with double glazed doors to the rear garden, plus double glazed window. Radiator. Fireplace with electric fire. Smooth ceiling finish including an area of sloping ceiling with the extension.



**Utility Area** 8' 0" x 4' 0" (2.44m x 1.22m) Work surface and circular sink unit. Space for washing machine and tumble dryer, plus another appliance.

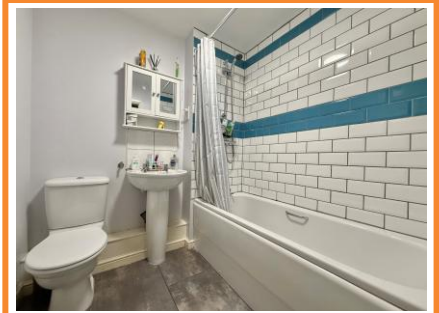
**Former Garage/Bedroom 4** 13' 10" x 8' 10" (4.21m x 2.69m) A flexible room, ideal hobby room or home working. Radiator. Double glazed window to front aspect. Access to loft space.

#### First Floor Landing

Built-in airing cupboard. Access to loft space.

**Bedroom 1** 12' 6" x 9' 10" (3.81m x 2.99m) max. plus door recess and built-in cupboard over stairs. Radiator. Double glazed window to front aspect.

**En-suite** 6' 0" x 5' 2" (1.83m x 1.57m) Comprising shower cubicle with mains shower, wash hand basin and WC. Radiator. Obscure double glazed window.



**Bedroom 2** 9' 6" x 8' 7" (2.89m x 2.61m)

Radiator. Double glazed window to rear aspect.

**Bedroom 3** 9' 3" x 6' 0" (2.82m x 1.83m)

Radiator. Double glazed window to rear aspect.

**Bathroom** 6' 4" x 6' 4" (1.93m x 1.93m)

Panelled bath with mains shower, wash hand basin and low level WC. Radiator. Extractor fan.

**Outside**

Small front garden enclosed with railings. Adjacent driveway providing off road parking. The rear garden is enclosed and of a good size for this style of property, one of the largest plots in this close. The garden benefits from a westerly aspect and is principally laid to patio and grass, outside tap, garden shed. Gated rear access.

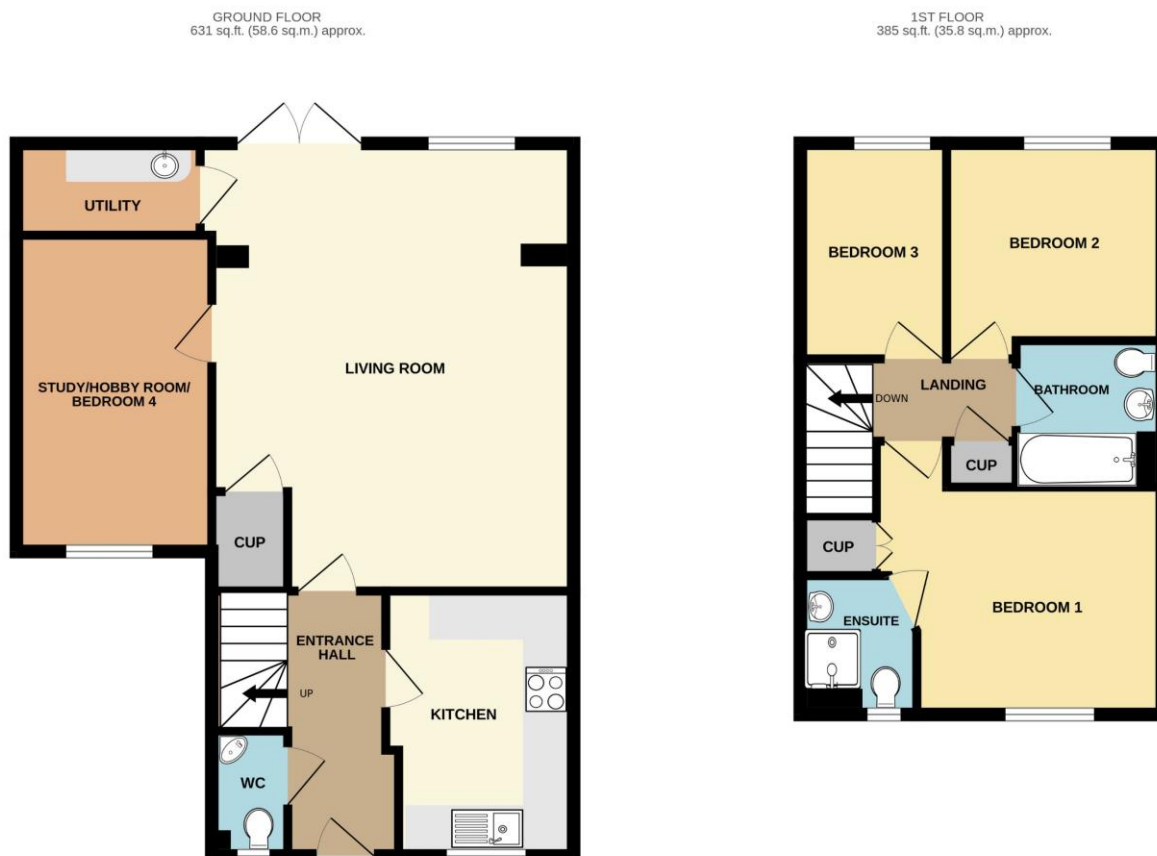
**Tenure**

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 from surface water. Flooding unlikely from groundwater or reservoir. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach. Virgin media website confirms that Gig1 is available at this address.

**The energy rating for this property is 'C'**



TOTAL FLOOR AREA: 1017 sq.ft. (94.4 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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