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# Harris & Lee

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*North Worle*

*Offers Over £500,000*

- \* Extended Detached Residence
- \* 4/5 Beds, 2/3 Receptions
- \* 36' Kitchen/Family Room
- \* DS WC, Utility & Ensuite
- \* Double Garage
- \* Beautiful Gardens



114 High Street, Worle, BS22 6HD

### Description

WOW FACTOR in abundance with this beautifully presented 'extended' executive 4/5 detached home, occupying a delightful corner plot with landscaped southerly facing rear garden. Enjoyed and enhanced by the present owners for circa 37 years with so many upgrades and modifications, internal viewing is simply essential to appreciate all that this flexible family home has to offer. The hub of this home is the impressive 36' open plan kitchen/dining family room, perfect for socialising, and this is complemented by a 17' separate lounge, plus 12'3" x 11'4" study which could be used for a variety of uses, perhaps even a downstairs 5th bedroom if needed. That all important combination of a downstairs WC, utility room and en-suite are present here and many will appreciate the benefits of a double garage with '2' electric doors. The rear garden is a particular feature here, which also stretches round to the side of the house, landscaped with reduced maintenance in mind, but still boasting an array of colour and maturity. Japanese inspired with lots of lovely features, including plenty of wooden decking/seating areas incorporating a characterful pergola/pagoda with shade and shelter from the elements. The lounge and kitchen/family room feature perimeter mood lighting, with adjustable colours and owned solar panels ensure an energy efficient home with 'feed in tariff' generating an income of circa £1700 per annum. Other upgrades include fibre broadband, intruder alarm system with supporting CCTV with digital recording and dedicated TV monitor. This fabulous, unique, home occupies a level position towards the top of North Worle, so there is less passing traffic and yet a plethora of amenities are in close proximity, such as the Castlemead shopping centre, doctors surgery, Castle Batch and of course Priory School. A wonderful lifestyle choice, sure to tug at the heartstrings hence early viewing is advised.

### Entrance

Sheltered double glazed front entrance door, with adjacent glazed side panel, opening to

### Entrance Hall 9' 10" x 4' 10" (2.99m x 1.47m)

A lovely spacious initial welcome with stairs to first floor, useful cupboard storage beneath. Stylish wooden flooring, smooth ceiling finish with coving and inset spot lights. Radiator with decorative cover. Solid oak glazed doors to kitchen and lounge.

### Downstairs WC 5' 6" x 4' 6" (1.68m x 1.37m)

Low level WC and vanity unit/wash hand basin with cupboard below. Heated towel rail. Tiling to walls. Stylish wooden flooring, smooth ceiling finish with inset spot lights. Heated towel rail. Obscure double glazed window.

### Lounge 17' 5" x 12' 6" (5.30m x 3.81m)

Featuring fully automated mood lighting with interchangeable colours. Coal effect gas fire with marble style hearth and inset, wooden surround and mantle over. Smooth ceiling finish with coving and inset spot lights. 2 radiators. 2 double glazed windows enjoying a pleasant outlook to front aspect. Bay window to side aspect, providing a characterful feature, now internal due to the side extension. Bi-folding glazed doors opening into



**Kitchen/Dining/Breakfast/Family Room** 36' 6" x 12' 0" (11.12m x 3.65m) reducing to 10'8". A wonderful open plan family space with plenty of versatility including dining and breakfast facility courtesy of a bespoke breakfast bar finished in resin and 'Pippy Oak'. Extensive range of cream gloss wall and base units with complementing granite work surfaces, inset sink unit with mixer tap and upstand splash backs. Smeg oven and induction hob with cooker hood over. Integrated dishwasher. Smooth ceiling finish with inset spot lights, plus perimeter recess creating a shadow effect with inset mood lighting, featuring a wide range of colour options. 2 radiators. Dual aspect flooded with natural light, courtesy of double glazed windows to side and rear, plus '2' French doors to rear garden. Access through to study and to



**Utility Room** 10' 8" x 5' 0" (3.25m x 1.52m)  
Cream gloss wall and base units with granite work surface. Sink unit with mixer tap and upstand splash back. Space for washing machine and fridge/freezer. Worcester gas fired boiler. Wooden flooring. Double glazed window to rear aspect plus door to side to garden and garage.

**Study/Play Room** 12' 3" x 11' 4" (3.73m x 3.45m) including storage/wardrobe to one wall. Potential for downstairs bedroom 5, if needed. A flexible room with Smooth ceiling finish with coving, inset spot lights and access to loft space. Radiator with decorative cover. Dual aspect double glazed windows to side and rear.



## First Floor Landing

Smooth ceiling finish with inset spot lights. Radiator with decorative cover. Built-in airing cupboard housing the hot water tank. Double glazed window to side aspect.

**Bedroom 1** 11' 6" x 9' 10" (3.50m x 2.99m) plus built-in mirrored wardrobes to one wall (mood lighting above). Smooth ceiling finish. Radiator with decorative cover. Double glazed window to front aspect. Door to



**En-suite** 7' 4" x 5' 7" (2.23m x 1.70m) Panelled bath with mains shower and side screen, wash hand basin with cupboard below and WC. Heated towel rail. Fully tiled walls. Obscure double glazed window.

**Bedroom 2** 12' 9" x 10' 9" (3.88m x 3.27m) max. including recess with fitted wardrobes. Smooth ceiling finish. Radiator with decorative cover. Double glazed window to front aspect.

**Bedroom 3** 10' 8" x 10' 3" (3.25m x 3.12m) max. including fitted double wardrobes with shelving between. Smooth ceiling finish. Radiator with decorative cover. Double glazed window to rear aspect.

**Bedroom 4** 10' 8" x 8' 0" (3.25m x 2.44m) including mirrored wardrobe. Smooth ceiling finish. Radiator with decorative cover. Double glazed window to rear aspect.

**Bathroom** 8' 0" x 6' 10" (2.44m x 2.08m) White suite of shower bath with mains deluge shower and side screen. Pedestal wash hand basin and low level WC. Heated towel rail. Obscure double glazed window.

## Outside

Open plan landscaped front and side gardens, laid to artificial grass and slate chippings for reduced maintenance. An adjacent driveway laid to attractive imprinted concrete has been widened to accommodate off road parking for up to 4 cars. '2' electric roller doors open into the double garage, measuring 17'6" x 17' approximately, with power and lighting, plus loft storage facility. Upgraded commercial-grade white powder coated aluminium personal door and fixed window to rear aspect. As mentioned, the southerly facing rear garden is a particular feature, extensively and characterfully landscaped with a 'Japanese' theme. Areas of artificial grass are punctuated with decking providing walkways and seating areas, the main focal containing a sheltered pergola/pagoda with adjacent bar serving area. Natural lawn with block edging and established shrubs and trees lead to the side of the house and to a timber garden shed with power and light. There are external mains power sockets situated at 3 locations around the rear garden.



## Tenure

Freehold, council tax band is 'E'.

## Other Features

Myenergi Zappi EV car charger installed approx 8 months ago. Integrated with Harvi solar energy management system allowing surplus solar energy to be diverted to charge an electric vehicle at no additional electricity cost when excess generation is available. Solar thermal hot water system providing renewable hot water during the summer months and reduced energy cost. 3 PIR movement sensor LED floodlights. **'87B'** energy rating - very energy efficient home.



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.