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Wick St Lawrence

£315,000

- * Favoured Location
- * 4 Bedrooms plus Study
- * 16' Lounge & 20' Dining Room
- * 14' Kitchen/Breakfast
- * Cloakroom & En-suite
- * Garage & Parking



114 High Street, Worle, BS22 6HD

15 Snowdrop Close, Wick St Lawrence, BS22 9WF

Description

A rare opportunity to acquire a well presented 'Meadowmead Home' in the much sought after area of Wick St Lawrence featuring 4 bedrooms plus a study on the first floor, 16' lounge, 20' (approx.) separate dining room and 14' kitchen/breakfast room. The versatile accommodation would be ideal for those wishing to work from home, tucked away off the end of a small cul-de-sac and within reach of the Castlemead shopping centre and schools in North Worle. Naturally, for a modern home gas central heating and double glazing are installed and the master bedroom is complemented with an en-suite shower room. A small extension has been added to provide that all important downstairs cloakroom and the low maintenance gardens have recently been stylishly landscaped with colour and character. Freehold tenure, council tax band is 'C'.

Accommodation

Entrance

Part double glazed front entrance door opening to

Entrance Hall

Staircase rising to the first floor accommodation. Radiator, laminate flooring. Door to

Lounge 16' 0" x 10' 9" (4.87m x 3.27m) Coved ceiling, TV and telephone points, double radiator, 'Georgian' style double glazed window to front aspect. Door through to

Kitchen/Breakfast Room 14' 1" x 9' 5" (4.29m x 2.87m) Fitted range of wood grain effect wall, base and drawer units with roll edge work surfaces, inset white one and a half bowl sink unit. Mixer tap and tiling to splash backs. Built-in Neff gas hob with cooker hood over, built-in split level oven and grill.

Integrated dishwasher. Space for washing machine, fridge and upright fridge/freezer. Built-in under stairs storage cupboard. Tiled floor, radiator, double glazed window overlooking the rear garden. Double glazed door to rear. Opening leading through to

Dining/Family Room 20' 0" x 12' 0" (6.09m x 3.65m) average measurements for guidance only due to shape and character of the room. A versatile room offering several possible uses with double glazed window to front aspect. Coved ceiling, double and single radiator. TV point, laminate flooring.

Downstairs Cloakroom

This has been created from an extension to the original design including low level WC and vanity unit/wash hand basin with cupboard below. Heated towel rail. Extractor fan. Double glazed window.

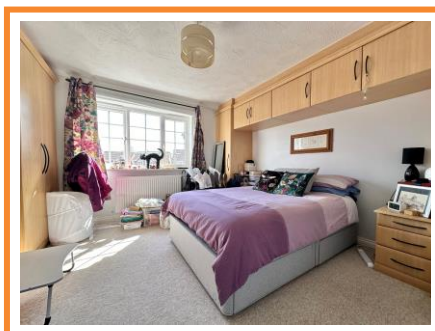
First Floor Landing

Coved ceiling, two points of access to two loft spaces, one with ladder and boarding.

Bedroom 1 12' 5" x 11' 6" (3.78m x 3.50m) average measurement due to shape of room. Fitted bedroom furniture comprising wardrobes, bedside tables/drawers, overhead cupboards and dressing table. Coved ceiling, radiator, double glazed window to front aspect. Door to

En-suite

Suite comprising double width shower unit with glazed screens and 'Mira' electric shower. Wash hand basin set into countertop with cupboards below. Low level WC, radiator, extractor fan, part tiled walls, ladder style heated towel rail, 'Velux' window, coved ceiling.



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 13' 5" x 14' 0" reducing to 10'10" (4.09m x 4.26m) Including 2 fitted double wardrobes to one wall. Coved ceiling, radiator. Airing cupboard housing the gas fired boiler. Two double glazed windows to front aspect.

Bedroom 3 12' 2" x 7' 7" (3.71m x 2.31m) Radiator, coved ceiling, double glazed window to rear aspect.

Bedroom 4 11' 0" x 9' 2" (3.35m x 2.79m) maximum. Radiator, coved ceiling, double glazed window to front aspect.

Study 6' 6" x 5' 4" (1.98m x 1.62m) average measurement due to shape of room. Telephone point. Radiator, coved ceiling. 'Velux' window providing natural light.

Bathroom

White suite comprising panelled bath with mixer shower over and side screen, pedestal wash hand basin and low level WC. Radiator, coved ceiling with spotlights, shaver socket. Obscure double glazed window to rear aspect.

Outside

Landscaped front garden laid to artificial lawn complemented with raised shrub and flower borders. The rear garden is enclosed with walling and fencing and has also been landscaped, featuring painted fencing to one side carried out by local artist Martin D'Arcy. The garden is again laid to artificial lawn for low maintenance plus patio, part of which is sheltered from the elements when required. Gated access to the rear and to a single garage with up and over door (2nd from right of block of 5) with parking in front.

The energy rating for this property is 'C'.

Other material information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea, a medium risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 31-48mbps, source: Openreach.

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.3 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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