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Estate Agents

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# Harris & Lee

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*Hutton Outskirts*

*£574,950*

- \* *Refurbished & Extended*
- \* *3/4 Bedrooms*
- \* *35' Family Room/Kitchen*
- \* *Privileged Position*
- \* *Double Garage*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

# 'Sunholme', 109 Oldmixon Road, Hutton, BS24 9QA

## Description

An opportunity to acquire a unique, newly refurbished and extended detached bungalow, set in a generous plot and privileged position, set back from the road, enjoying pleasant views to both front and rear aspects. A barred gate opens into an impressive frontage and a driveway affording off road parking facility for several vehicles, complete with turning bay. The recently refurbished and newly fitted double glazed and gas centrally heated accommodation, provides 3/4 bedrooms, 2 bathrooms and a superb 35' long L-shaped living/dining/kitchen space. the hub of this unique residence, ideal for family living and perfect for entertaining friends and guests. Many will appreciate the presence of a double garage and this fine home is offered with 'no onward chain' complications.

## Accommodation

### Entrance

Gated access to gravel driveway and to a front entrance porch with triple aspect double glazed windows. Wood effect flooring, smooth ceiling finish, glazed door through to

### Entrance Hall

Feature vaulted ceiling with a smooth finish, inset lighting and beams. 2 radiators, wood effect flooring.

### Living/Dining/Kitchen/Family Room 35' 4" x 17' 4"

(10.76m x 5.28m) reducing to 11'11". An impressive and flexible living space, the hub of this fine home, with dual aspect windows and '2' sets of patio doors providing plenty of natural light and access to the rear garden. The newly fitted 'Shaker' style kitchen includes wall, base and drawer units, in grey, plus 1 and 1/2 bowl sink unit with mixer tap and upstand splash backs.

Fitted double oven, hob and cooker hood. Integrated fridge/freezer, washing machine and dishwasher. Smooth ceiling finish with inset spot lights and sky light.



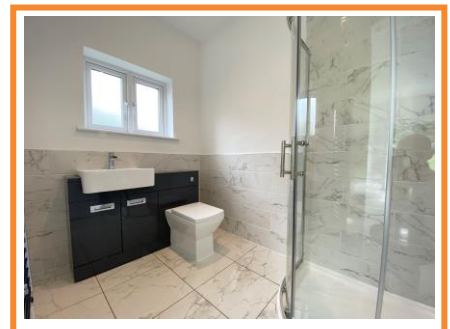
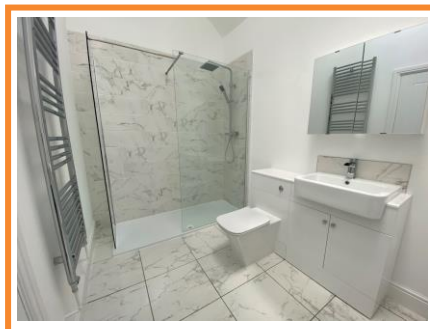
**Sitting Room/Bedroom 4 13' 4" x 11' 0"** (4.06m x 3.35m) A dual aspect room enjoying a southerly aspect and views towards a woodland backdrop. Radiator, smooth ceiling finish, access to loft space.

**Bedroom 1 15' 10" x 11' 0"** (4.82m x 3.35m) A southerly facing room with double glazed window to front aspect enjoying views towards a woodland backdrop. Radiator, smooth ceiling finish. Useful walk-in cupboard circa 5'9" deep, with automatic lighting.

**En-suite 7' 10" x 5' 9"** (2.39m x 1.75m) A newly fitted suite of a mains fed corner shower cubicle with deluge and handheld shower fittings, wash hand basin with cupboard below and low level WC. Attractive tiling to floor and walls. Heated towel rail. Smooth ceiling finish with inset spot lights. Obscure double glazed window to side.

**Bedroom 2 13' 4" x 10' 0"** (4.06m x 3.05m) Radiator, smooth ceiling finish. Double glazed window to side aspect.

**Bedroom 3 11' 8" x 11' 0"** (3.55m x 3.35m) Radiator, smooth ceiling finish. Double glazed window to front aspect.



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.

**Bathroom** 11' 6" x 6' 2" (3.50m x 1.88m) A lovely size and newly fitted white suite of bath with mixer shower, plus walk-in shower with deluge and handheld shower fittings, low level WC and wash hand basin with cupboard below. Attractive tiling to walls and floor. Heated towel rail. Vaulted ceiling with sky light. Extractor.

### Tenure

Freehold, council tax band is 'D'.

### Energy Performance

### Outside

A barred gate provides access to an impressive frontage, principally laid to grass with gravel driveway allowing off road parking for several vehicles, complemented with a turning bay. A double garage is set back, external measurements circa 17'10" x 16', door opening 14'2" wide, with up and over door. Gated access into the enclosed rear garden, laid to grass and wooden decking. Outside tap.

GROUND FLOOR  
1623 sq.ft. (150.7 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.7 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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