

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

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*Weston Village*

*£350,000*

- \* *Detached Family Home*
- \* *20'8" Lounge*
- \* *Kitchen & Utility*
- \* *4 Double Bedrooms*
- \* *Bathroom & En-suite*
- \* *Double Garage*



*114 High Street, Worle, BS22 6HD*

## Description

Situated on the level and well placed for access to Herons Moor Primary School, Morrisons and a number of adjacent well know outlets. For those who commute access to the M5 is available at St Georges and the rail network can be picked up at Worle Parkway. A well-proportioned Detached home benefiting from 4 bedrooms 3 of which are doubles, 20'8" lounge with triple aspect and opening into a separate dining room. In addition, there is a kitchen, utility room, downstairs WC, bathroom and en-suite shower. Many will appreciate the double garage, off road parking and the private south westerly facing rear garden.

## Accommodation

### Entrance Hall

Radiator and decorative screen, laminate floor. Understairs cupboard, staircase to first floor accommodation.

### Cloakroom 5' 7" x 2' 10" (1.70m x 0.86m)

White suite of corner wash hand basin and tiled splashbacks. Low level WC. Radiator. Obscure double glazed window to front.

### Lounge 20' 8" x 10' 7" (6.29m x 3.22m)

Fireplace with coal effect electric fire. Laminate floor. Two radiators and decorative screens. Coved ceiling. Double glazed triple aspect doors and windows to front side and rear. Opening to

**Dining Room 11' 0" x 9' 9" (3.35m x 2.97m)** Radiator and decorative screen. Coved ceiling, double glazed window to rear. Door to

### Kitchen 14' 3" x 8' 6" (4.34m x 2.59m)

Fitted with a range of floor and wall mounted units with Iroll edge worksurfaces, tiling to splashbacks, inset single drainer one and a half bowl stainless steel sink unit with central mixer taps. Space for washing machine and dishwasher. Built-in electric double oven and gas hob with cooker hood over. Radiator. Breakfast bar. Laminate flooring. Double glazed windows to side and rear. Door to

**Utility Room 8' 6" x 5' 8" (2.59m x 1.73m)** Range of base units with roll edge worksurface and tiling to splashbacks. Space for washing machine and tumble drier. Wall mounted gas fired boiler providing central heating and domestic hot water. Laminate floor. Double glazed window to front, double glazed door to side.

### First Floor Landing

Access to loft space. Radiator. Built-in airing cupboard with tank. Doors to all rooms.

### Bedroom 1 11' 6" x 9' 6" (3.50m x 2.89m)

Plus recess built-in wardrobes. Radiator. Double glazed window to front. Door to

### En-suite Shower

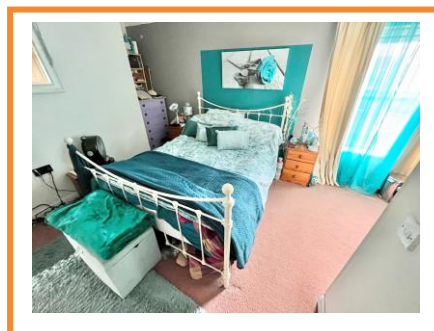
White suite of shower enclosure with mains shower over. Vanity wash hand basin with cupboards under. Low level WC. Ladder style radiator, extractor fan. Obscure double glazed window to side.

### Bedroom 2 11' 8" max x 10' 9" (3.55m x 3.27m)

Radiator. Double glazed window to front.

### Bedroom 3 10' 2" x 8' 10" (3.10m x 2.69m)

Fitted wardrobes with sliding door, radiator. Double glazed window to rear.



**Bedroom 4 8' 8" x 8' 6" (2.64m x 2.59m)**

With single wardrobe. Radiator. Double glazed window to rear aspect.

**Bathroom**

White suite of panelled bath with shower/mixer taps.. Pedestal wash hand basin, low level WC. Ladder style Radiator with decorative screen. Tiling to splashbacks. Extractor fan. Covered ceiling. Obscure double glazed window to rear.



**Outside**

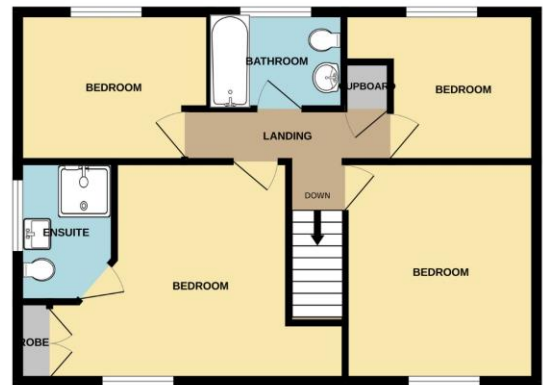
The front garden is laid to lawn and stone chippings with a mature hedge providing a partial screen from the road. Driveway adjacent to the property leads to the **Double Garage 18' 1" x 17' 10" (5.51m x 5.30m)** with twin up and over doors, power and light. Useful loft storage. Side gate and path to the rear garden which is larger than average (46' wide) as it stretches across the rear of the house and the double garages. Consisting of an area of stone chippings set out as a seating area adjacent to the rear of the property. The remainder of the garden is laid to lawn and enjoys a good deal of privacy and has a south westerly aspect. There is a plum tree and a cold water tap.

**Tenure - Freehold**  
**EPC Rating – 'C'**

GROUND FLOOR



1ST FLOOR



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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