

Harris & Lee
Estate Agents

www.harrisandlee.net
01934 519200

Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Locking Road

Offers Over £300,000

- * *Stylish Semi Detached*
- * *3 Double Bedrooms*
- * *28' Lounge/Dining Room*
- * *Cloakroom & En-suite*
- * *Plenty of Parking*
- * *Good Size Rear Garden*



114 High Street, Worle, BS22 6HD

Description

A rare opportunity to acquire a semi detached 3 bedroom house, being one of only two of this particular design, configured to provide modern open plan living, offering a wealth of stylish and 'light & airy' accommodation. All 3 bedrooms can be considered as 'doubles', the smallest bedroom measuring an impressive 12'6" x 8'. Many will appreciate the inclusion of a downstairs cloakroom and an en-suite shower room to the main bedroom. In addition to an impressive 28'8" lounge/dining room, the stylish contemporary 'two tone' kitchen includes integrated appliances and even a splash back illustrating Weston Pier, adding style and character. There is off road parking potential to the front, side and even the rear of this home and the back garden is of a good size. Internal viewing is essential.

Accommodation

Entrance

Recessed front entrance door opening to

Entrance Hall 10' 7" x 5' 5" (3.22m x 1.65m) including stairs to first floor, with built-in cupboard beneath. Radiator. Open plan access through to lounge/diner and further door to

Downstairs Cloakroom

Low level WC and pedestal wash hand basin with inset mirror above with downlighting. Tiled floor, extractor fan.

Lounge/Dining Room 28' 8" x 13' 6" (8.73m x 4.11m) maximum reducing to 11'1". A lovely size triple aspect reception room with double glazed windows to front and side, plus double doors to the rear garden. 2 radiators, TV and telephone points. Access through to

Kitchen

A stylish contemporary kitchen with contrasting white and black units, complementing work surfaces and inset sink unit. A particular feature is a wide splash back depicting an image of 'Weston Pier', adding character. Space for 'Range' style cooker. Integrated washing machine and fridge/freezer. Space for microwave. Concealed gas fired boiler. Smooth ceiling finish with inset spotlighting. Double glazed window to rear aspect.

First Floor Landing 14' 7" x 6' 8" (4.44m x 2.03m)

A lovely size landing with radiator and access to loft space.

Bedroom 1 12' 6" x 11' 3" (3.81m x 3.43m)

A southerly facing room with double glazed window to front aspect. Radiator, TV point. Door to

En-suite 7' 9" x 6' 0" (2.36m x 1.83m)

A spacious en-suite with corner shower cubicle, deluge and handheld attachments, pedestal wash hand basin and low level WC. Ladder style heated towel rail. Tiling to floor and walls. Obscure double glazed window.

Bedroom 2 12' 6" x 8' 10" (3.81m x 2.69m)

Radiator, TV point, double glazed window to rear aspect.

Bedroom 3 12' 6" x 8' 0" (3.81m x 2.44m)

Radiator, double glazed window to side aspect.

Bathroom 6' 6" x 5' 5" (1.98m x 1.65m)

White suite of panelled bath with mixer shower, pedestal wash hand basin and low level WC. Ladder style heated towel rail. Tiling to floor and walls. Obscure double glazed window.



Outside

Block paved driveway and forecourt providing ample off road parking opportunity. Further parking may even be available in the rear garden, via double doors/gates to the side of the property. The rear garden is of a good size, landscaped with low maintenance in mind, laid to a combination of decking, patio and artificial grass. Garden shed.



Tenure

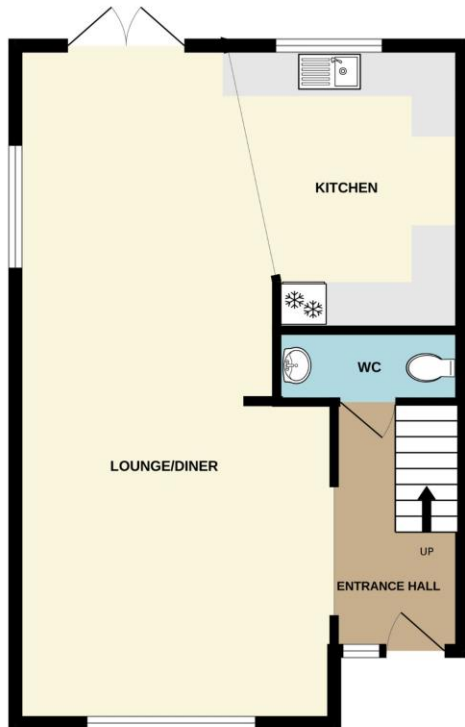
Freehold, council tax band is 'C'.

Other Material Information

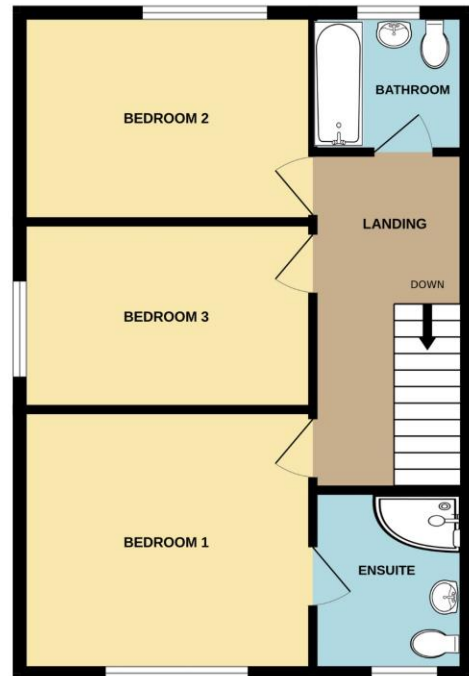
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and very low risk from surface water. Flooding unlikely from groundwater or reservoir. Ultrafast fibre broadband available with a download speed of up to 1800mbps, source: Openreach.

The energy rating for this property is '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.
Made with Metropix ©2024