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Estate Agents

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# Harris & Lee

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*Worle Hillside OIRO £365,000*

- \* *Extended Detached Home*
- \* *3 Double Bedrooms*
- \* *22'5" Lounge*
- \* *Downstairs WC*
- \* *Separate Reception Room*
- \* *Double Garage & Double Parking*



*114 High Street, Worle, BS22 6HD*

## Description

This spacious, light and airy property is situated on the hillside above Worle High Street and therefore well placed for access to a good choice of Schools, shops, Health Centre and bus service. The property was purchased from new in 1964, originally the show house, and this is the first time it has been listed. The original accommodation has been extended to include a second reception room and an addition to the original kitchen provides a breakfast area. Situated on a large corner plot the property also benefits from a double garage and views at the rear to the Mendip Hills and Worlebury Hill to the front. NO CHAIN.

## Accommodation

### Recessed Entrance Porch

Double glazed composite door and side panel recently fitted to

### Entrance Hall

Radiator. Cloaks cupboard. Understairs recess. Feature open tread staircase to first floor accommodation with a 2 obscure double glazed windows on the half landing.

### Cloakroom 5' 7" x 3' 5" (1.70m x 1.04m)

Suite of wash hand basin and low level WC. Radiator and screen. Obscure double glazed window to side.

### Lounge 22' 5" x 13' 10" (6.83m x 4.21m)

Fireplace with the option to have a real fire (not tested). 2 radiators. Coved ceiling. Serving hatch to kitchen. Dual aspect with double glazed window to front and double glazed patio door to patio and the rear garden.

**Kitchen/Breakfast Room 15' 6" x 13' 4" max 12' 2" min (4.72m x 4.06m)** Fitted with a range of floor and wall units with worksurfaces and 1 and a half bowl single drainer sink unit. Space for washing machine and dishwasher. Built-in electric double oven and hob. Gas fired central heating unit. Recess for upright fridge/freezer. Double glazed patio door to the rear garden. Door to

**Second Reception Room 15' 3" x 12' 6" max narrowing to 11' 1" (4.64m x 3.81m)** Radiator. Dual aspect with double glazed windows to front and double glazed patio door opening onto the rear garden. (A versatile room ideal as a 2<sup>nd</sup> lounge, dining room or home office).

### First Floor Landing

Radiator. Airing cupboard with lagged tank. Access via a dropped down ladder to the boarded loft with light and power.

### Bedroom 1 13' 1" x 12' 1" (3.98m x 3.68m)

Including 3 double wardrobes with cupboards over, dressing table, bedside cabinets and drawer unit. Radiator. Double glazed window to front with views to Worlebury Hillside.

### Bedroom 2 13' 2" x 10' 1" (4.01m x 3.07m)

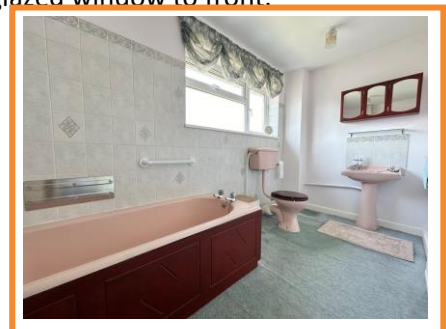
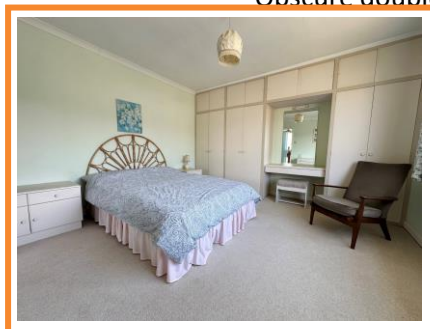
Plus shelved cupboard. Radiator. Double glazed window to rear with views to the Mendip Hills.

### Bedroom 3 10' 1" x 8' 5" (3.07m x 2.56m)

Including 2 single wardrobes with cupboards over and dressing table. Shelved cupboard. Radiator. Double glazed window to rear with views to the Mendip Hills.

### Bathroom 11' 7" x 5' 7" (3.53m x 1.70m)

Suite of panelled bath with electric shower over, pedestal wash hand basin and low level WC. Radiator. Obscure double glazed window to front.



## Outside

The property stands on a corner plot with the front garden laid to lawn with steps and footpath leading to the front door. A side gate gives access to the south facing rear garden also laid mainly to lawn and with a paved patio. Greenhouse. Gate to the double width driveway and double garage 18'4" x 17' 8" with 2 up and over doors, light and power. Cold water supply. Door and window to side and further window to rear.



## Tenure

Freehold

## Material Information

We have been advised the following;

Gas- Mains

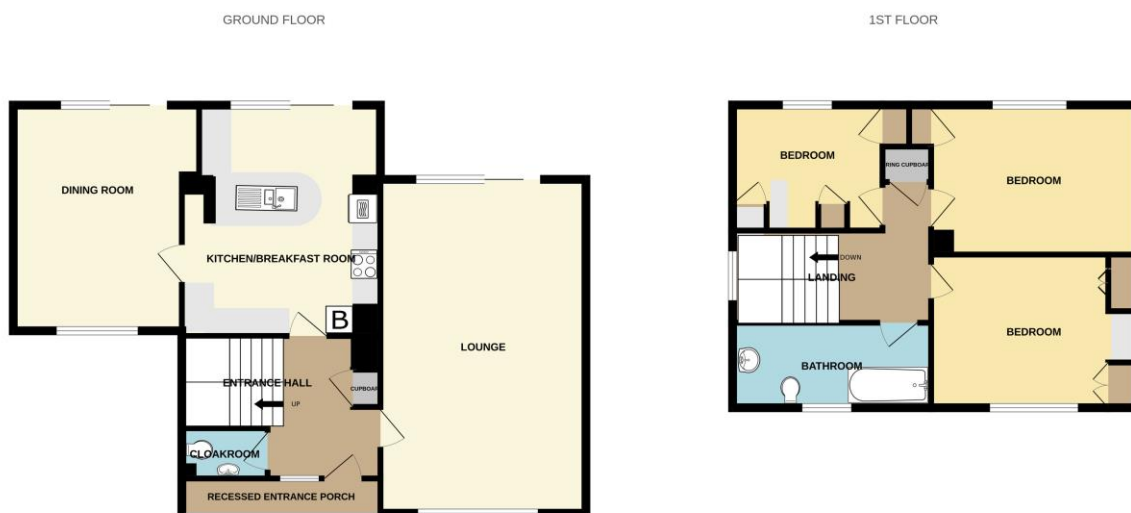
Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.



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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