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# Harris & Lee

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*Rowan Place*

*£334,950*

- \* 4 Bedroom Detached
- \* 11' D/G Conservatory
- \* 13'6" Kitchen/B'fast Room
- \* Downstairs Cloakroom
- \* En-suite Shower Room
- \* Intergal Garage



114 High Street, Worle, BS22 6HD

## 23 Rowan Place, Locking Castle East, W-s-M, BS24 7RP

### Description

An opportunity to acquire a well presented 4 bedroom detached house, with conservatory, tucked away off a cul-de-sac and yet ideal for Worle Parkway train station, the M5 motorway junction and local shops. A 13'6" kitchen/breakfast room complements lounge and dining areas and many will appreciate the presence of a downstairs cloakroom and en-suite shower room to the main bedroom. The integral garage can be accessed internally, meaning there is potential here to convert this to another room if desired.

### Accommodation

#### Entrance

Open porch with shelter to double glazed entrance door, opening to

#### Entrance Hall

Stairs to first floor, radiator, coved ceiling. Door to

**Lounge** 14' 0" x 10' 10" (4.26m x 3.30m) Fireplace with electric fire and hearth. Coved ceiling, radiator, double glazed window to front aspect. Archway through to

**Dining Area** 9' 0" x 8' 7" (2.74m x 2.61m) Coved ceiling, radiator, double glazed patio doors to

**Conservatory** 11' 0" x 9' 2" (3.35m x 2.79m) maximum. Double glazed windows set on low level walling, plus double doors to the rear garden.

#### Inner Hall

Useful under stairs storage cupboard. Door providing integral garage access. Doors to kitchen and to

#### Downstairs Cloakroom

Low level WC and wash hand basin. Obscure double glazed window.

#### Kitchen/Breakfast Room 13' 6" x 8' 9" (4.11m x 2.66m)

Fitted wall and base units, roll edge work surfaces and breakfast bar. Sink unit with mixer tap over. Fitted double oven and electric hob with cooker hood over. Space for washing machine, dishwasher and upright fridge/freezer. Door to side of house. Double glazed window to rear aspect.

#### First Floor Landing

Built-in airing cupboard housing the hot water tank. Access to loft space, radiator.

**Bedroom 1** 14' 1" x 8' 3" (4.29m x 2.51m) Radiator, double glazed window to front aspect. Door to

#### En-suite

Shower cubicle with electric shower, wash hand basin with cupboard below and low level WC. Extractor fan. Radiator, double glazed window to front aspect.

**Bedroom 2** 14' 1" x 8' 3" (4.29m x 2.51m) plus wardrobes to one wall. Radiator, double glazed window to front aspect.

**Bedroom 3** 8' 9" x 8' 2" (2.66m x 2.49m) Radiator, double glazed window to rear aspect.

**Bedroom 4** 8' 9" x 7' 0" (2.66m x 2.13m) plus door recess. Radiator, double glazed window to rear aspect.

**Bathroom** 6' 10" x 5' 7" (2.08m x 1.70m) Panelled bath with 'Triton' shower over, pedestal wash hand basin and low level WC. Radiator, double glazed window to rear 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.

## Outside

A tarmac driveway is complemented with an adjacent hard standing and a block paved front garden, providing ample off road parking facility. An up and over door leads into the integral garage, measuring 16'5" x 8' approximately, with power and lighting, gas fired boiler and door into the house. Gated side access into the enclosed rear garden, laid to patio and stone chippings for reduced maintenance, with raised planters.

## Tenure

Freehold, council tax band is 'E'.

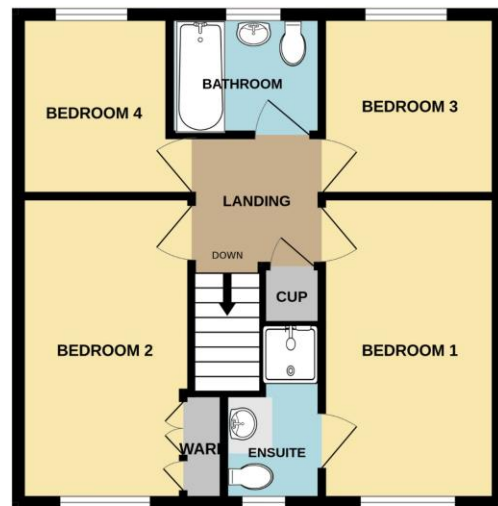
## Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 52-78mbps, source: Openreach.

GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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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