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North Worle

£284,000

- * *3 Bed Semi Detached*
- * *Garage now 16' Kitchen*
- * *14' Wide Conservatory*
- * *Study/Hobby Space*
- * *South Westerly Garden*
- * *Driveway Parking*



114 High Street, Worle, BS22 6HD

Description

If you are seeking a modern 3 bedroom semi with that bit more downstairs space, or an extra room, we strongly recommend a viewing on this home. The adjacent garage has been converted to now provide a much larger kitchen, measuring 16'3" x 8'1" and the original kitchen is a flexible space that would suit a play/hobby area or study. Furthermore, the addition of a 14' wide double glazed conservatory provides even more versatility. Gas central heating and double glazing are present and although the rear garden would have reduced in size due to the additions, it still benefits from a south westerly aspect.

Wyllie Court is a favoured cul-de-sac at the top of North Worle, therefore, well placed for the Castlemead Shopping Centre, Castle Batch and the Walford Avenue doctors surgery.

Accommodation

Entrance

UPVC double glazed door with canopy over and outside light.

Entrance Hall

Stairs rising to the first floor, radiator, laminate flooring, coved ceiling.

Lounge 14' 1" x 12' 7" (4.29m x 3.83m) Radiator, laminate flooring, coved ceiling. Built-in under stairs storage cupboard. UPVC double glazed box bay window to front aspect. Open plan access through to

Dining Area 9' 5" x 7' 8" (2.87m x 2.34m) Laminate flooring, radiator, coved ceiling, double glazed patio doors to conservatory. Access through to

Study/Play Room 9' 0" x 7' 5" (2.74m x 2.26m)

A flexible space currently housing a drinks bar. Coved ceiling, radiator. Laminate flooring. Double glazed window and door to the conservatory. Access through to

Kitchen 16' 3" x 8' 1" (4.95m x 2.46m) Originally the garage, now converted, providing a much larger kitchen than before. Fitted range of 'Shaker' style wall and base units with work surfaces and inset one and a half bowl sink unit, mixer tap over and tiling to splash backs. Built-in oven and grill plus electric hob with cooker hood over. Space for washing machine, dishwasher, tumble dryer and fridge/freezer. Radiator. Double glazed window to rear aspect. Door to side to garden.

Conservatory 14' 0" x 7' 0" (4.26m x 2.13m) approx. Double glazed windows on low level walling with double doors to the rear garden. Radiator.

First Floor Landing

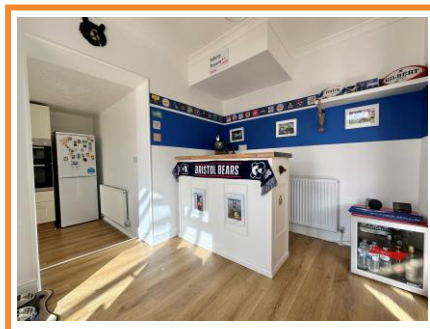
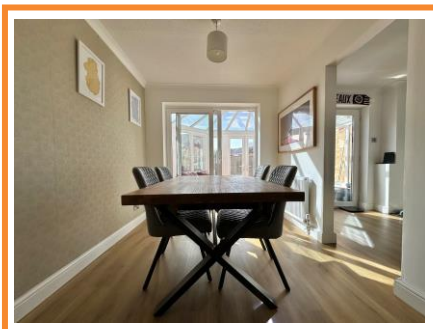
Access to loft space, coved ceiling, cupboard housing the gas fired boiler. Double glazed window to side. Wooden doors to remaining rooms.

Bedroom 1 12' 9" x 9' 0" (3.88m x 2.74m) Coved ceiling, radiator, UPVC double glazed window to rear aspect.

Bedroom 2 10' 6" x 8' 0" (3.20m x 2.44m) Coved ceiling, radiator, UPVC double glazed window to front aspect.

Bedroom 3 7' 5" x 6' 6" (2.26m x 1.98m) Radiator, UPVC double glazed window to front aspect.

Shower Room 6' 5" x 6' 5" (1.95m x 1.95m) Re-styled now comprising a large walk-in shower, with mains shower and screening, vanity unit/wash hand basin with drawers below and low level WC. Heated towel rail, tiling to walls. Obscure double glazed window.



Outside

Open plan front garden laid to lawn with adjacent block paved pathway. A driveway adjacent to the pathway provides off road parking for 2 cars. The rear garden naturally has reduced in size due to the addition of the conservatory, but is enclosed, landscaped with low maintenance in mind and enjoys a south westerly facing aspect. The garden is laid to a combination of artificial grass, decked seating area and pathway. Outside tap.

Tenure

Freehold, council tax band is 'C'.

Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and a medium risk from surface water. Flooding unlikely from groundwater or reservoir. The seller advises that Virgin have recently cabled the area and are able to get 1Gbps fibre to the cab connectivity.

The energy rating for this property is 'D'.

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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