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Worle £330,000

- * 4 Bedroom Semi-Detached
- * 2 Reception Room
- * Kitchen & Utility
- * Re-Fitted Bathroom
- * Westerly Facing Roof Terrace
- * Superb Garden/Games Room



114 High Street, Worle, BS22 6HD

Description

An older style semi-detached home offering a whole host of features that are not immediately apparent from an external viewing. Leaving this aside, the location is very convenient for shopping on the High Street, access to Schools and public transport. The accommodation comprises entrance hall, lounge, dining room, kitchen, utility and shower room. On the first floor there are 3 bedrooms and a re-fitted bathroom and access to a roof terrace. On the second floor there is a loft bedroom* being of a generous size and ideal for a teenager. At the rear of the westerly facing garden is a superb garden/games room perfect for entertaining or somewhere for the family to get together. Overall a very good package for family occupation.

Accommodation

Entrance Hall

Radiator. Staircase to first floor accommodation.

Lounge/Diner 14' 5" x 12' 8" max (4.39m x 3.86m)

Feature fireplace with inset electric fire. Radiator. Coved ceiling. Laminate flooring.

Dining Room 14' 3" x 14' 3" max 4.34m x 4.34m)

Feature fireplace with open fire. Wood panelling to one wall. Radiator. Understairs cupboard. Laminate floor. TV point. Dual aspect with 2 double glazed windows to side and further double glazed window to rear. Door to

Kitchen 12' 2" x 8' 3" (3.71m x 2.51m)

Fitted with a range of floor and wall units with work surfaces, tiling to splash backs and incorporating a 1 1/2 bowl composite sink unit with mixer tap. Built-in gas hob and electric double oven. Space for an american style fridge/freezer. Plumbing for dishwasher. Radiator. Double glazed window to side. Opening to

Rear Lobby.

Half tiled walls. Radiator. Coved ceiling. Airing cupboard with radiator. Door to the rear garden.

Shower Room 6' 3" x 4' 8" (1.90m x 1.42m)

Shower enclosure with mains shower, wash hand basin and low level WC. Plumbing for washing machine. Ladder style radiator. Obscure double glazed window to rear.

Utility Area 8' 7" x 8' 0" (2.61m x 2.44m)

Worktop. Radiator. Coved ceiling. Double glazed window to side and patio doors to rear.

First Floor Landing

Staircase to second floor landing.

Bedroom 1 14' 5" max x 12' 8" (4.39m x 3.86m)

Built-in wardrobe. Radiator. Coved ceiling. TV point. Double glazed window to front.

Bedroom 2 12' 5" max x 8' 5" (3.78m x 2.56m)

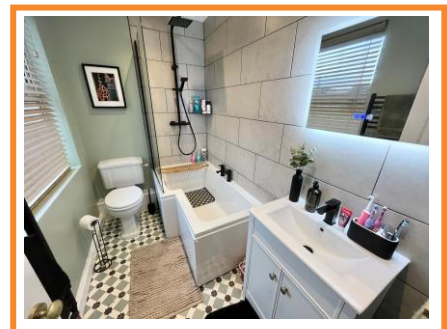
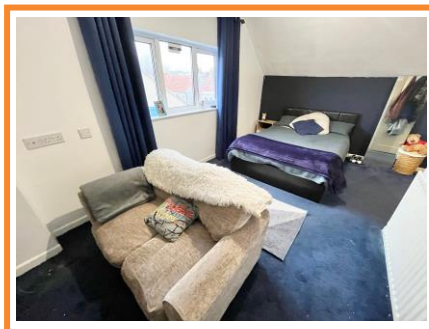
Built-in store cupboard. Radiator. Double glazed window to side and door to **ROOF TERRACE** measuring 19' 9" x 9' and having a westerly aspect.

Bedroom 3 8' 9" max x 8' 6" max (2.66m x 2.59m)

Radiator. Built-in wardrobe. Double glazed window to side.

Bathroom 8' 5" x 4' 11" (2.56m x 1.50m)

Re-fitted 2022 with a white suite of panelled shower bath with a mains 'deluge' shower head and separate shower attachment. Wash hand basin with cupboards under and low level WC. Ladder style radiator. Extractor fan. Down lighting. Obscure double glazed window to rear.



Second floor landing.

Access to eaves storage space housing the gas combination boiler.

Loft Bedroom 16' 10" x 14' 5" narrowing to 8' 6" (5.13m x 4.39m narrowing to 2.59m) Built-in wardrobe and dressing table. Radiator. Double glazed window to side.

Outside

The front garden and a further area to the side are laid to hardstanding and includes a shrub border and partly enclosed by a natural stone boundary wall. Wooden gates lead to the westerly facing rear garden laid predominantly to hard standing and patio and enclosed on all sides by a combination of walling and fences.

A raised border runs the majority of the way down one side of the garden and incorporates a pond and numerous shrubs. The current sellers have converted the original garage and store into a superb **garden/games room** measuring 19'7" X 19' 6" with laminate flooring, light and power. A door at the rear gives access to the 'secret garden' with a greenhouse and shed.

NB

* We understand that the loft was converted into a bedroom prior to the requirements for building regulations and therefore the sellers have agreed to offer an indemnity policy to cover this.



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.