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Weston

£425,000

- * *Impressive Victorian Semi*
- * *3 Double Bedrooms*
- * *22' Kitchen/Dining Room*
- * *90' x 30' Rear Garden*
- * *Utility & Downstairs WC*
- * *Lounge & Sitting Areas*



114 High Street, Worle, BS22 6HD

Description

A lovely example of a Victorian semi-detached home extensively improved and modified by the present owners, featuring a 22' kitchen/breakfast/dining room, separate lounge with wood burning stove, sitting area through to a utility and downstairs WC. A driveway and forecourt provides plenty of off road parking and many will appreciate the impressive rear garden measuring circa 90' x 30'. There is a lovely 'feel & atmosphere' to this family home, character features and all 3 bedrooms can be considered as 'doubles'. The bathroom has been re-styled and is of a very good size, incorporating bath and separate shower facility. The seller has also found a property to purchase. Viewing is highly recommended.

Accommodation

Entrance

Wide front entrance door to vestibule with tiled floor, coved cornice ceiling, stained glass door and side panels, opening to

Entrance Hall 19' 0" x 6' 0" (5.79m x 1.83m) A lovely size hallway with return staircase rising to the first floor accommodation. Built-in cupboard beneath. Feature stained glass window to side aspect. Radiator, coved cornice ceiling. Wooden door to

Lounge 15' 3" into bay x 15' 0" into recess (4.64m x 4.57m) A southerly facing reception room with feature fireplace incorporating a wood burning stove. Display shelves with cupboards below. Picture rail. Wooden flooring. Coved cornice ceiling. Double glazed bay window to front aspect.

Kitchen/Dining Room 22' 2" max. x 11' 10" (6.75m x 3.60m) The hub of this home with open plan access into a sitting area, ideal for family interaction or entertaining. The original dining room has been knocked through to the kitchen and includes fitted 'Shaker style' wall and base units, complementing wooden work surfaces and inset 'Belfast' style sink unit and drainer. Integrated dishwasher and fridge/freezer. Space for 'Range' style cooker. Tiled floor. Radiator, coved cornice ceiling. Double glazed windows to rear aspect.

Sitting Area 9' 2" x 7' 8" (2.79m x 2.34m) Wood effect flooring, Radiator, coved cornice ceiling. Double glazed windows and double doors to the patio and rear garden. Access through to

Utility 5' 6" x 4' 4" (1.68m x 1.32m) Base units, circular sink and drainer unit with mixer tap over. Space for washing machine. Wood effect flooring. Coved ceiling with inset spotlights. Obscure double glazed window. Access to

Downstairs WC

Low level WC, coved ceiling with extractor. Obscure double glazed window to side aspect.

First Floor Landing

Coved cornice ceiling. Skylight providing natural light from loft.

Bedroom 1 15' 2" into bay x 13' 2" (4.62m x 4.01m) plus fitted wardrobes to one wall. Radiator, coved cornice ceiling. Decorative ceiling rose. Double glazed bay window to front aspect.

Bedroom 2 12' 0" x 11' 5" (3.65m x 3.48m) Radiator, coved ceiling. Decorative ceiling rose. Double glazed window to rear aspect.



Bedroom 3 11' 10" x 10' 1" (3.60m x 3.07m)

Radiator, covered ceiling. Decorative ceiling rose. Double glazed window to rear aspect.

Bathroom 11' 4" max. x 8' 6" (3.45m x 2.59m)

A lovely size, re-styled bathroom featuring bath and separate shower facility. 'Claw & Ball' foot freestanding bath with central mixer tap, plus walk-in shower enclosure with mains shower, deluge and handheld fittings. Pedestal wash hand basin and WC. Feature traditional style radiator. Covered cornice ceiling with inset spotlights. Cupboard housing the gas fired boiler. Double glazed windows to front and side aspects.

Outside

Tarmac driveway and forecourt providing off road parking facility, partly enclosed with a wall and hedge boundary. Double gates open to the side of the house and to further hard standing. Further access to the rear garden which is a particular feature of this home, measuring approximately 90' in length. Initially the garden offers a block paved patio seating area, with steps leading up to a garden shed and the main area which is laid to lawn, complemented with shrub borders. There is a raised feature seating area, positioned to maximum sunshine and a raised planter. Outside tap.



Tenure

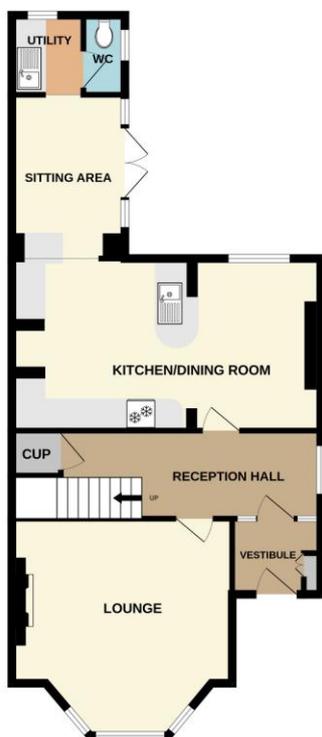
Freehold, council tax band is 'D'.

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 a higher risk from surface water. Flooding unlikely from groundwater or reservoir. Ultrafast fibre broadband available with a download speed of up to 1000mbps, source: Openreach.

The energy rating for this property is 'D'.

GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.

