

Church Road, Worle, Weston-Super-Mare, Somerset. BS22 9DA

£475,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATEAGENTS PRESENTS.....Set above Worle High Street, this stunning Edwardian home offers a rare combination of period charm, spacious living, and open views to the rear. The property is truly impressive and must be viewed internally to fully appreciate the generous accommodation and beautiful surroundings.

Upon entering, you are greeted by a hallway that leads to a elegant living room, perfect for relaxing or entertaining guests. The formal dining room provides a wonderful space for family meals and special occasions, while the open-plan kitchen seamlessly flows into the dining and family area. This well-designed space is ideal for modern living, featuring two sets of double doors that open onto a sun terrace, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. For those who enjoy leisure and entertainment, the property boasts a fantastic games room, offering a versatile space that could be used for various activities. A convenient cloakroom and utility room add to the practicality of the home, ensuring functionality and ease of everyday living. Upstairs, the accommodation continues to impress with five generously proportioned bedrooms, providing ample space for a growing family or visiting guests. The three well-appointed bathrooms offer comfort and convenience, catering to the needs of a busy household.

Externally, the home benefits from a 20ft garage and ample parking, making it perfect for those with multiple vehicles. The property is equipped with gas central heating and double glazing, ensuring warmth and efficiency throughout the year.

One of the standout features of this remarkable home is the beautifully sized south-facing garden, which backs onto picturesque allotments. This private and tranquil outdoor space is ideal for gardening enthusiasts, alfresco dining, or simply unwinding while taking in the stunning views. With its desirable location, spacious and versatile layout, and charming period features, this Edwardian home presents a rare opportunity to own a truly exceptional property in Worle.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Stunning Edwardian Home
- 5 Bedrooms
- Lovely open views to the rear
- Superb South facing garden
- 3 bathrooms & cloakroom
- Open plan kitchen/family/dining area
- Set within a 5-10minute walk of Worle High Street
- Garage and parking
- EPC-C



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Beautiful flooring, stairs to the first floor, doors to the living room, dining room and kitchen

Living room:

4.22m x 4.16m (13' 10" x 13' 8") Feature double glazed bay window with window seat, radiator, feature fireplace, double doors to the dining room

Dining room:

3.59m x 3.31m (11' 9" x 10' 10") Radiator, folding doors to the family area

Kitchen:

3.45m x 2.68m (11' 4" x 8' 10") 3.45m x 2.68m (11' 4" x 8' 10") Sink unit, floor units, wine rack, integrated dishwasher, hob, extractor hood, breakfast bar, open plan to the family/dining area

Dining Family area

An amazing light room, with 2 sets of double doors to the sun terrace. Radiator, feature beam, lovely flooring. door to the games room. (the seller has spoken to a builder and architect, about knocking the wall down, and creating one huge room, seller says it is possible)

Games room:

4.30m x 3.08m (14' 1" x 10' 1") Double doors to the garden, doors to the cloakroom and utility room

Cloakroom:

WC, wash hand basin

Utility room:

Sink unit, plumbing for washing machine, space for fridge freezer, door to the garage

First floor landing:

Stairs to the top floor

Bedroom 1:

5.61m x 3.03m (18' 5" x 9' 11") Radiator, double glazed window with open outlook, door to the en-suite

En-suite:

Wal in double shower cubicle, WC, wash hand basin, double glazed window, heated towel rail

Bedroom 3

4.23m x 3.55m (13' 11" x 11' 8") Radiator, double glazed bay window to the front, built in wardrobes

Bedroom 4:

3.67m x 2.78m (12' 0" x 9' 1") Radiator, double glazed window with open views to the rear

Bedroom 5:

2.48m x 1.83m (8' 2" x 6' 0") Radiator, double glazed window (currently used as an office)

Bathroom:

Free standing bath, separate shower cubicle, feature WC, wash hand basin, double glazed window, heated towel rail

Top floor:landing

Door to bedroom 2

Bedroom 2:

5.12m x 4.45m (16' 10" x 14' 7") Double glazed window with panoramic view, eaves storage space, door to the en-suite

En-suite

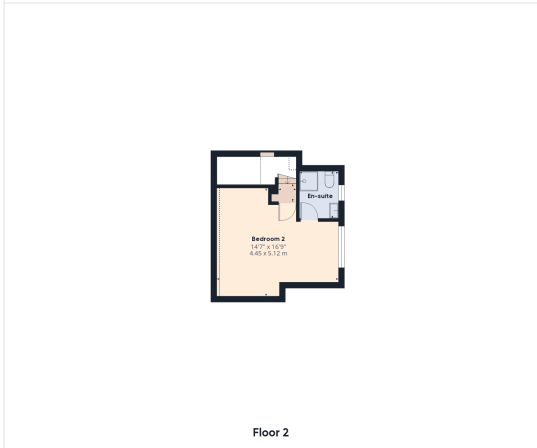
Shower cubicle, wash hand basin, WC, double glazed window, heated towel rail

Garage & Parking:

6.35m x 3.10m (20' 10" x 10' 2") The driveway provides parking for 2 vehicles and leads to the GARAGE which has light and power



FLOORPLAN & EPC



Approximate total area⁽¹⁾	2187.02 ft ² 203.18 m ²
Balconies and terraces	340.03 ft ² 31.59 m ²
Reduced headroom	4.55 ft ² 0.42 m ²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.
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