

High Street, Worle, Weston-Super-Mare, Somerset. BS22 6JN

£325,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)



01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

This superbly presented three bed detached house is a must view and is within a few minutes walk of the shops, public houses, cafes, restaurants of Worle High street and from the minute you walk in this property you can tell it has been refurbished and upgraded to a high standard. To the front is parking for one or two vehicles and a gated and covered walkway to the side leads to the front door. The accommodation comprises of a Simon Bray designer kitchen with granite worktops, a breakfast bar area, induction hob with hood over and integral appliances and doors to the new conservatory overlooking the rear garden. There is also space for tables and chairs for dining and a cloakroom beneath the stairs. The living room is a generous size with a bay window to the front. Upstairs there are three bedrooms with bedroom 1 to the front having its own shower unit. The family bathroom is again well presented with a white suite of WC, basin and P-shaped bath with shower over and a velux roof window. Outside to the rear is an enclosed rear garden which has been paved for ease of maintenance and a gateway to the front. For information some of the updating carried out a couple of years ago include being re-roofed with original tiles, soundproofing, new windows, new electrics, new plumbing, new guttering, fascias and soffits, genuine Indian stone slabs for patio and pathway, brand new boiler, to name just a few of the items.

## FEATURES

- A superb detached house
- Three bedrooms, master with own shower
- Recently renovated throughout to a high standard
- Luxury Simon Bray designer kitchen
- New Conservatory from the kitchen
- New plumbing and electrics
- Bathroom and cloakroom
- Parking to front
- EPC-D



## ROOM DESCRIPTIONS

### **Kitchen / Diner:**

23' 4" x 11' 4" (7.11m x 3.45m) This room is the wow factor of the house, the Simon Bray designer kitchen with a range of hand built base and eye level units, granite work surfaces, a pull out larder and magic corner. The appliances included are Neff dishwasher, integrated Miele fridge, Miele induction hob, integrated Siemens electric oven, Miele combination microwave, Miele steam oven, Miele extractor hood, Siemens coffee machine, Miele warming tray, filtered water tap. Breakfast bar with glass worktop, two double glazed windows, cupboard with plumbing for washing machine, radiator, stairs to first floor, door to cloakroom, double glazed double doors opening on to the rear conservatory.

### **Conservatory**

6' 5" x 5' 7" (1.96m x 1.70m) Upvc double glazing to 3 sides; french doors to kitchen and to garden

### **Cloakroom:**

Low level white suite of WC with inset tap and bowl, extractor fan.

### **Lounge:**

11' 9" x 11' 7" (14'9 into bay) (3.58m x 3.53m) A feature electric fire, double glazed bay window to the front, radiator, television point.

### **First floor landing:**

Skylight, doors to bedrooms and bathroom.

### **Bedroom 1:**

11' 9" x 11' 7" (14'7 into bay) (3.58m x 3.53m) Radiator, double glazed bay window to the front; single shower unit; wardrobes

### **Bedroom 2:**

10' 6" x 7' 6" (3.20m x 2.29m) Television point, double glazed window with open outlook, radiator.

### **Bedroom 3:**

9' 0" x 7' 6" ( narrowing to 4'9) (2.74m x 2.29m) Double glazed window to the side with open outlook towards the playing field, radiator, cupboard.

### **Bathroom:**

White suite comprising P-bath with shower over, low level WC, wash hand basin, heated towel rail, skylight, extractor fan, spotlights, tiled walls, mirror

### **Parking:**

To the front you have off street parking for one or maybe 2 vehicles

### **Garden:**

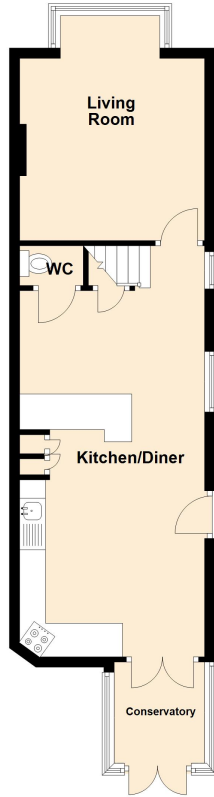
The pathway to the side of the house is covered and gated and is laid with Indian stone slabs, outside lighting and leads via a gate to the rear garden.

The rear garden is fully enclosed, mainly laid to paving with a patio area laid with Indian slabs.

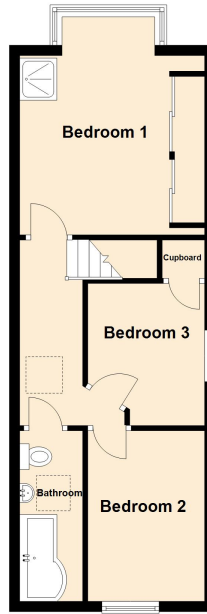


# FLOORPLAN & EPC

**Ground Floor**  
Approx. 46.0 sq. metres (495.0 sq. feet)



**First Floor**  
Approx. 38.6 sq. metres (415.8 sq. feet)



Total area: approx. 84.6 sq. metres (910.8 sq. feet)