

Hawthorn Park, Weston-super-Mare, North Somerset, BS22 9EF

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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A fantastic three bedroom detached freehold family dwelling, offering well-presented accommodation ideal for modern family living. The property benefits from three double bedrooms, a light and bright living room, an open-plan kitchen/dining room, a ground-floor cloakroom and a first-floor shower room. Further advantages include a detached garage, an impressive resin-paved driveway providing valuable off-street parking and private, enclosed front and rear gardens.

The welcoming entrance hallway features polished timber-effect laminate flooring and useful fitted under-stairs storage, leading to the principal ground-floor rooms. The living room provides a comfortable space to relax, complete with an electric fireplace, while the open-plan kitchen/dining room offers a range of fitted units, integrated appliances and patio doors opening onto the rear garden. A ground-floor double bedroom with patio doors to the garden offers additional flexibility. To the first floor, a gallery-style landing leads to two further double bedrooms, with the principal bedroom enjoying elevated views across neighbouring rooftops and the surrounding hillsides. A well-appointed shower room completes the accommodation.

Externally, a gated entrance opens onto the recently paved resin driveway, providing off-street parking and access to the detached single garage. The private and enclosed rear garden features a lawn, mature shrubs, established trees and flowerbeds, alongside resin-paved patio and seating areas. This attractive outdoor space provides an ideal setting for relaxing, dining and entertaining, while the front garden further enhances the property's appeal.

Ideally positioned in an elevated location on Weston's hillside, the property enjoys far-reaching views from the principal bedroom and offers a convenient setting for family buyers. A range of local schools, amenities and everyday facilities are within reach, while Weston-super-Mare town centre provides a wider selection of shops, leisure facilities and seafront attractions, making this an appealing home for those seeking a balance of comfortable living and convenience.

EPC Rating D63, Council Tax Band E

- **A fantastic three bedroom, detached, freehold family home**
- **Complete with three generous double bedrooms**
- **Private & enclosed manicured front & rear gardens**
- **Exceptional recently paved resin driveway & garage providing valuable off-street parking**
- **Excellent location in an elevated position on Weston's hillside providing far reaching views from the principal bedroom**
- **Ideal for family buyers seeking a home within reach of schools & amenities**
- **Approximate Sq. Ft 1,387**









Accommodation

Entrance
On approach to the property, you are met with a gated entrance to an incredible recently paved resin driveway providing valuable off street parking for a variety of vehicles. Steps rise to a private and enclosed rear garden met by a timber pergola entrance with an area laid to lawn, enclosed by a variety of mature bushes, shrubs and tree features. Accessed via the driveway is a step up to a UPVC double glazed entrance door.

Hallway
An inviting entrance hallway with polished timber effect laminate flooring, a selection of fitted understairs storage units, UPVC double glazed window, timber framed internal windows, vaulted ceiling, ceiling light, doors leading to principal rooms.

Living Room
A light and bright living room with an electric fireplace upon a hearth with a surround feature, UPVC double glazed corner style window, radiators, additional UPVC double glazed window, ceiling lights.

Kitchen/Dining Room
Open kitchen and dining room with timber effect polished laminate flooring, a range of wall and floor storage units with worktops and tiled splashback, inset one and a half bowl stainless steel sink and drainer with swan neck style tap over, well positioned under a UPVC double glazed window with a tiled sill, inset four burner gas hob with extraction hood over and oven and grill under, integrated dishwasher, integrated fridge, integrated freezer, radiator, additional UPVC double glazed window, ceiling light, ceiling spotlights, UPVC double glazed patio door leading to the private and enclosed rear garden.

Cloakroom
Well presented cloakroom with a low-level WC, wash hand basin over vanity unit, heated towel rail, partially timber panelled walls, UPVC double glazed window, ceiling light.

Bedroom Three
Double bedroom with timber effect polished laminate flooring, tall radiator, pendant ceiling light, UPVC double glazed patio doors leading to the private and enclosed rear garden.

Stairs Rising from Entrance Hallway to the First-Floor Landing

First Floor Landing
Gallery style landing with timber balustrade and intricate metal spindles, roof access hatch, ceiling light, doors leading to first floor rooms.

Bedroom One
Generous double bedroom with UPVC double glazed corner style window providing an elevated view of neighbouring rooftops and hillsides beyond, radiator, wall lights, tracked ceiling spotlights.

Bedroom Two
Brilliant double bedroom with radiator, UPVC double glazed window, access to the eaves storage, built-in storage cupboard, ceiling light.

Shower Room
With vinyl flooring, close coupled WC, wash hand basin over vanity unit, walk-in style electric shower, heated towel rail, UPVC double glazed window, tiled walls, extractor fan, ceiling light.

Outside

Front Garden & Driveway
On approach to the property, you are met with a gated entrance to an incredible recently paved resin driveway providing valuable off street parking. Steps rise to a private and enclosed garden met by a timber pergola entrance with an area laid to lawn, enclosed by a variety of mature bushes, shrubs and tree features. Accessed via the driveway is a step up to a UPVC double glazed entrance door.

Garage
Single detached garage with an up & over entrance door, access to power & electric, timber frame single glazed window, ceiling light.

Rear Garden
Well manicured private and enclosed rear garden opening onto a resin paved walkway leading to a set of steps rising up to a resin paved patio, lovely area laid to lawn, various flowerbeds home to mature shrubs and tree features, water supply tap, raised resin seating area. A space ideal for hosting or relaxing.

Services
Mains water, gas, electric and drainage.

Heating System
Gas central heating.

Broadband/Mobile Coverage
To check the expected speeds and level of coverage available in the area, please refer to the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Tenure
Freehold.

360 Virtual Tour
https://tour.giraffe360.com/f6fe43ff73594f8395751b77a667001b

3D Floor Plan
https://my.giraffe360.com/3dflp/sf4d8kq

Floor Plan
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floorplan is for illustrative purposes only.

Access
Public highway.























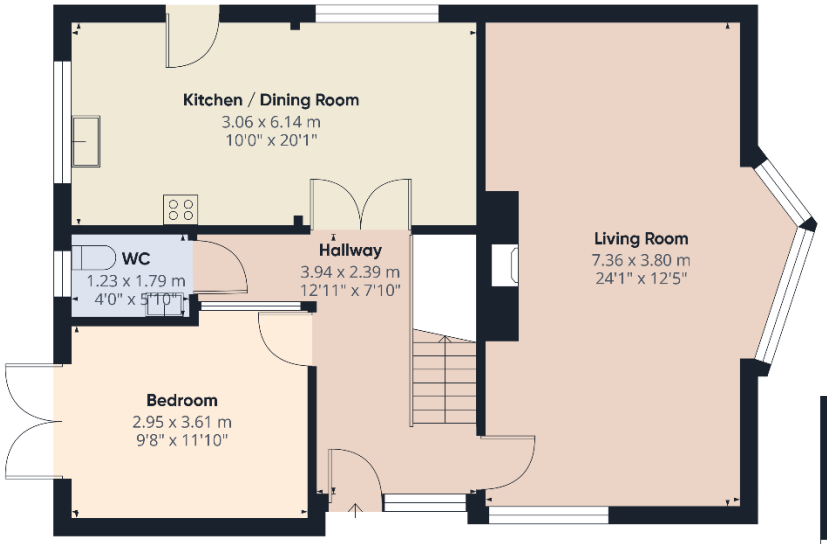


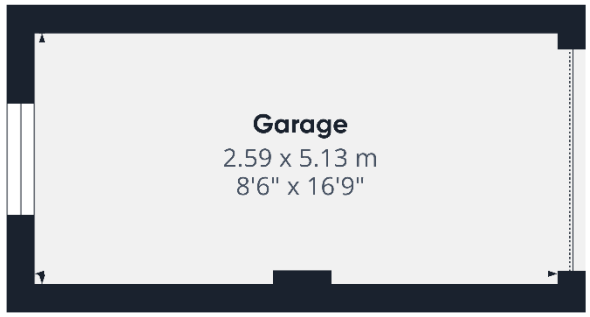












Approximate total area(1)

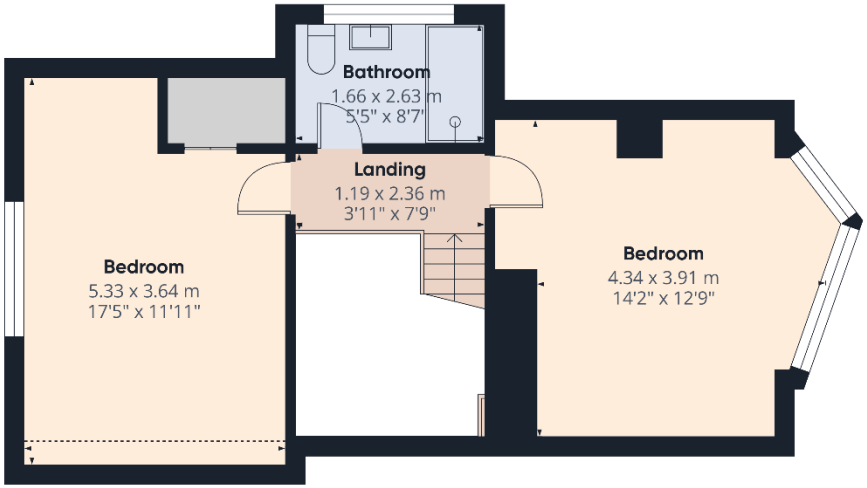
128.9 m²

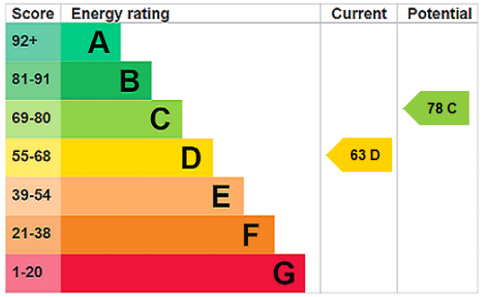
1387 ft²

Reduced headroom

1 m²

11 ft²





(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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