



**4 Hawthorn Park, Weston-Super-Mare, BS22 9EF**

**£400,000**

- Beautifully Presented Detached House
- Lounge
- Shower Room & DS W/C
- Garage & Resin Driveway
- Three Double Bedrooms
- Kitchen / Diner
- Front & Rear Garden
- Hillside Location

# 4 Hawthorn Park, Weston-Super-Mare BS22 9EF

Rachel J Homes is delighted to market this extremely well presented Detached House situated on Worle Hillside, in Hawthorn Park. If you are looking for a spacious home and one that you can "just move in" then make sure this is on your list to view. The well proportioned accommodation briefly comprises of Entrance Hallway, Downstairs Cloakroom, Lounge, Kitchen/Diner, Downstairs Bedroom/Second Reception, Two Further Bedrooms and Shower Room on the first floor, lovely front and rear gardens, garage and driveway for several cars. Added benefits include gas central heating and double glazing. Accompanied viewings - CALL NOW to book yours!!



EPC

Freehold

Council Tax Band: E



### **Entrance Hallway**

Upvc Double glazed entrance door and side window, high gloss solid laminate flooring, radiator, built-in understairs storage, Hive heating controls, stairs to first floor, doors off to all rooms.

### **Downstairs W/C**

Upvc Double glazed window to side, high gloss solid laminate flooring, low level W/C, wash hand basin set into vanity unit, heated towel rail.

### **Lounge**

**7.47 x 4.84 (24'6" x 15'10")**

Dual aspect Upvc Double glazed windows to front and side with views, coved ceiling, two radiators, electric fire set to feature fireplace, T.V point.

### **Kitchen / Diner**

**6.19 x 3.10 (20'3" x 10'2")**

Dual aspect Upvc Double glazed window to side and rear, Upvc Double glazed door to rear, range of wall and base units with work surface over and tiled splash back, gas hob with extractor over and electric oven under, stainless steel sink and drainer with mixer tap over, integrated washing machine, space for fridge freezer, high gloss solid laminate flooring, radiator.

### **Downstairs Bedroom / 2nd Reception**

**3.63 x 2.97 (11'10" x 9'8")**

Upvc Double glazed French doors to rear, coved ceiling, vertical radiator, high gloss solid laminate flooring.

### **Stairs and Landing**

Loft hatch, doors off to all rooms.

### **Bedroom 1**

**4.82 x 4.71 (15'9" x 15'5")**

Upvc Double glazed window to front with views, radiator, eaves storage.

### **Bedroom 2**

**5.34 x 3.63 (17'6" x 11'10")**

Upvc Double glazed window to rear, coved ceiling, radiator, storage cupboard, eaves storage.

### **Shower Room**

**2.64 x 1.67 (8'7" x 5'5")**

Upvc Double glazed window to rear, low level W/C, wash hand basin set into vanity unit, double walk-in shower with electric shower, heated towel rail, fully tiled walls and floor.

### **Rear Garden**

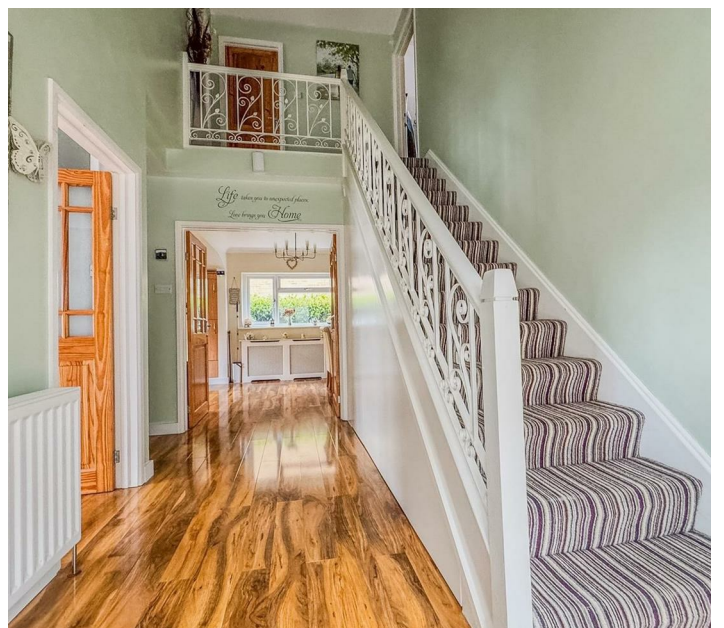
Enclosed by fence, laid to lawn with resin patio area and steps, side gate, outside tap.

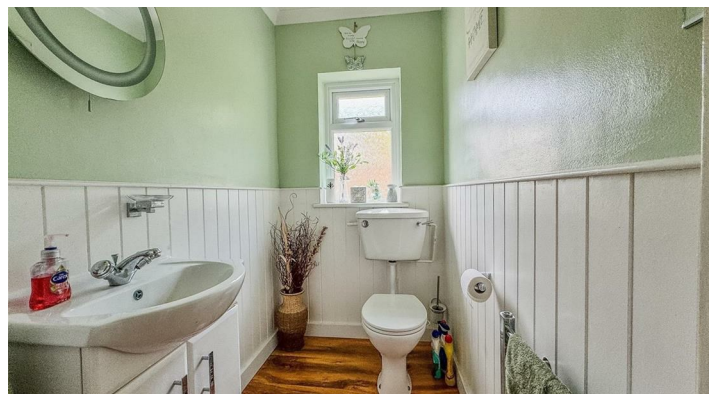
### **Front**

Enclosed by wall, laid to lawn with mature shrubs and trees.

### **Garage**

Up and over door, light and power, Resin driveway with parking for several cars.







## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

