

Hawthorn Gardens, Worle Hillside, Weston-Super-Mare,
Somerset. BS22 9ED

£385,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Set in a highly sought-after cul-de-sac on Worle Hillside, this individual detached home presents a fantastic opportunity and is sure to attract strong interest. Enjoying a light and airy feel throughout, the property is well laid out and perfectly suited to family living.

The accommodation briefly comprises a welcoming entrance hallway, a spacious and comfortable lounge ideal for relaxing, a separate dining room perfect for entertaining, and a kitchen. There are three bedrooms along with a family bathroom and a convenient cloakroom. Further benefits include gas central heating and double glazing, ensuring comfort and efficiency all year round.

Outside, the property continues to impress with a driveway leading to the garage, as well as beautifully maintained front and rear gardens that provide a pleasant outdoor space to enjoy. A particular feature is the sun terrace, which benefits from an open outlook and attractive views—ideal for enjoying warmer days and evenings. Adding to the appeal, at the end of the cul-de-sac there is direct access to a nearby wooded area, making it perfect for dog owners, walkers, or anyone who enjoys being close to nature.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Individual detached home
- 3 bedrooms
- Open views to the front
- Good size lounge
- Dining room
- Driveway to the GARAGE
- Sun terrace with a open outlook
- Well tended gardens to the front and rear
- EPC-tbc



ROOM DESCRIPTIONS

Steps up to the front door and sun terrace

Main front door to the hallway:

Hallway:

Stairs up to the half landing, doors to the lounge and bedroom 3

Lounge:

5.41m x 3.54m (17' 9" x 11' 7") Gas fire with feature surround, double glazed window, radiator, stairs up to the dining room

Dining room:

3.30m x 3.28m (10' 10" x 10' 9") Radiator, double glazed window, door to the kitchen

Bedroom 3:

3.62m x 3.17m (11' 11" x 10' 5") Radiator, double glazed window (the current seller uses this room as a study)

Kitchen:

4.04m x 2.36m (13' 3" x 7' 9") Sink unit, floor and wall units, built in oven and hob, plumbing for washing machine, double glazed window, doors to the landing and rear garden

Cloakroom:

WC, double glazed window, WC

Bathroom:

Bath, separate shower cubicle, WC, wash hand basin, double glazed window, radiator

First floor landing:

Double glazed window with open outlook

Bedroom 1:

4.54m x 3.01m (14' 11" x 9' 11") Wardrobes, radiator, double glazed window with open outlook, recess

Bedroom 2:

3.14m x 2.98m (10' 4" x 9' 9") Radiator, double glazed window, access to the eaves storage

Sun terrace:

A lovely place to sit and enjoy the open outlook to the front

Front garden:

Lawn area, with an abundance of flowers

Rear garden:

Patio area, lawn area, an abundance of flowers and plants

Garage and parking:

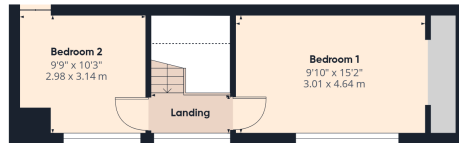
The driveway provides parking for 1 vehicle and leads to the SINGLE GARAGE



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾

1069 ft²
99.1 m²

Balconies and terraces

79 ft²
7.3 m²

Reduced headroom

7 ft²
0.7 m²

(1) Excluding balconies and terraces

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

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

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