



5 Hawthorn Heights, Weston-super-Mare, North Somerset, BS22 9EZ



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS



## 5 Hawthorn Heights, Weston-super-Mare, North Somerset, BS22 9EZ

Presenting an exceptional and substantial gem, this four / five bedroom detached family home is a true masterpiece that encapsulates luxury, comfort, and convenience. Nestled within a tranquil Cul-de-Sac and graced by a privileged hillside setting, this residence offers an enchanting escape from the bustle of everyday life. Step inside and be greeted by a grand and inviting entrance hallway which sets the tone for this impressive home. The versatile layout provides the perfect canvas for flexible living, boasting two reception areas that beckon you to unwind or entertain with ease. Sunlight dances through the conservatory, inviting the outdoors in and creating an inviting space for relaxation. The heart of the home, the kitchen, is a culinary haven where gourmet dreams come true. Imagine creating culinary delights amidst well-appointed amenities and abundant counter space, making every meal a memorable event. Ascend the elegant staircase to discover a haven of relaxation on the first floor. The impressive landing sets the tone for the bedrooms that await – four / five private sanctuaries where comfort and privacy meet. The primary bedroom, a testament to opulence, features an en-suite bathroom and dressing area, offering a serene retreat at the end of the day. Outside, nature's beauty embraces the home with private, enclosed gardens that bask in the sun's warm embrace. The South Westerly aspect ensures these outdoor spaces are sun-kissed throughout the day, making it an ideal canvas for 'Al Fresco' dining, gardening, or simply enjoying the sun. With practicality in mind, an integral double garage provide ample space for parking and projects, catering to the needs of a family lifestyle. What's more, the convenience of no onward chain ensures a seamless transition to your new home. EPC Rating TBA, Council Tax Band G.

- An exceptional and substantial, four / five bedroom, detached, freehold family home expanding over circa 3,500 sq ft
- Beautifully presented private and enclosed gardens, enjoying a South Westerly aspect
- Integral double garage
- Impressive primary bedroom with en-suite
- Well-positioned at the end of a quiet Cul-de-Sac, in a privileged hillside setting
- Sold with the benefit of no onward chain
- Flexible living areas, including two reception areas, conservatory and impressive first floor landing







## Accommodation

### Entrance

On approach to the property there is an impressive porch area with arched features and steps up to a timber framed single glazed entrance door into vestibule area which includes timber framed single glazed fixed window panels, a ceiling light and double doors into hallway.

### Hallway

An inviting hallway area with doors to ground floor rooms decorative brick features, three useful storage cupboards, a UPVC double glazed window, various radiators and wall lighting.

### Cloakroom

Low level W/C, wash hand basin and pedestal, part-tiled walls, UPVC double glazed window, ceiling light, radiator.

### Study

A cosy study area with a UPVC double glazed window, radiator, spotlight cluster, desk space.

### Living Room

A commanding main living area with an impressive brick fireplace, UPVC double glazed sliding patio doors, timber beam features, opening to dining room, radiator, wall lights.

### Dining Room

A lovely formal dining area with exposed timber beam features, opening into main living area, timber framed double glazed window through to conservatory, radiator, wall and ceiling lights.

### Kitchen / Breakfast Room

A light and bright, well-presented kitchen area with tiled flooring, a range of wall and floor units with worktops and tiled splashbacks over, breakfast bar feature, inset one and a half bowl stainless steel sink and drainer with swan neck mixer tap over positioned under a UPVC double glazed window, super five-burner 'Bosch' gas hob with extraction hood over, eye-level oven, grill and warming draw, space for an American style fridge freezer, integrated dishwasher, doors to conservatory and door to utility area, radiator, ceiling spotlights.

### Conservatory

A wonderful UPVC double glazed conservatory to enjoy views of the private gardens with tiled flooring, underfloor heating, polycarbonate translucent roof panels, patio doors and single door onto rear garden, electric heater, wall and ceiling lights.

### Utility Room

Tiled flooring to match the kitchen, wall and floor units, stainless steel sink and drainer, space and plumbing for appliances, UPVC double glazed door and window to rear garden, integral door to garage, radiator, ceiling light.

### Integral Garage

A super double integral garage with an electronically operated up and over door, power supply points and lighting, wall mounted gas fired boiler.

**Stairs with Timber Handrail Rising from Entrance Hallway Area to First Floor Landing**





### First Floor Landing

The landing area was formerly used for a superb billiards/games area and has excellent potential to create extra bedrooms or living space, doors to first floor rooms, timber balustrade, UPVC double glazed window, fantastic built-in storage cupboards housing hot water tank, roof access hatch, various radiators, wall and ceiling lights.

### Primary Bedroom

An impressive master bedroom with various fitted drawers and built-in wardrobes, UPVC double glazed window offering a pleasant outlook over the rear garden and Mendip Hills beyond, radiator, wall and ceiling lights, door to dressing area.

### Dressing Area

Wood effect laminate flooring, built-in wardrobes and hanging rails, UPVC double glazed window and ceiling light, opening to en-suite shower room.

### En-suite

Wood effect flooring, a light and bright well-presented shower room, low level W/C, bidet, dual wash hand basins over vanity units, walk-in style mains fed double shower, fitted storage cupboards, heated towel rail, extraction fan, ceiling spotlights, UPVC double glazed window.

### Bedroom Two

Another excellent sized double bedroom with two UPVC double glazed windows, built-in storage with hanging rails, two radiators, wash hand basin and pedestal, arch opening leading to an enclosed mains fed shower, door to a cloakroom with a low level W/C, ceiling lights.

### Bedroom Three

UPVC double glazed window, fitted wardrobes, radiator, ceiling light.

### Bedroom Four

UPVC double glazed window, built-in storage cupboards, radiator, ceiling light.

### Family Bathroom

Low level W/C, wash hand basin and pedestal, panel bath, UPVC double glazed window, radiator, extraction fan, ceiling light.

### Outside

#### Front

On approach to the property there is a superb block paved driveway providing ample off-street parking partly enclosed by hedging and various shrubs, an area laid to gravel with side access leading to the rear garden.

#### Rear

A fantastic private and enclosed rear garden enjoying approximately South Westerly facing aspects, immediately to the rear of the property there is a super slab patio area providing an idyllic setting for entertaining and relaxing, intricate garden areas (there is a waterfall feature however it is not working), mature trees, shrubs and hedging at the borders and a fantastic timber summer house.

### Tenure

Freehold.

### Services

Mains gas, electricity, water, drainage.























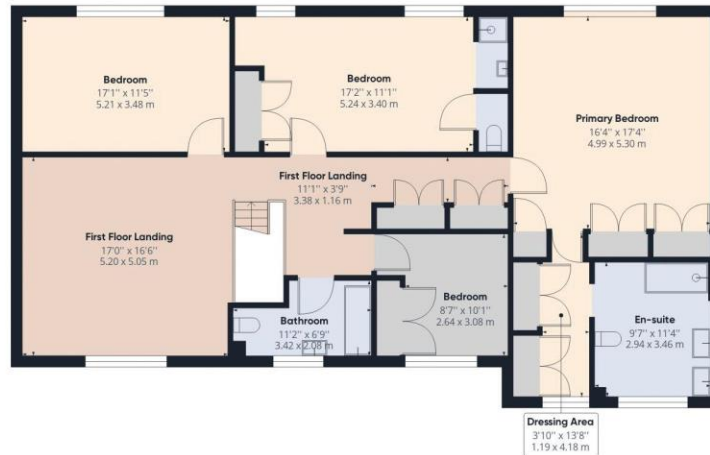








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

3472.13 ft<sup>2</sup>

322.57 m<sup>2</sup>

**Reduced headroom**

6.46 ft<sup>2</sup>

0.60 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

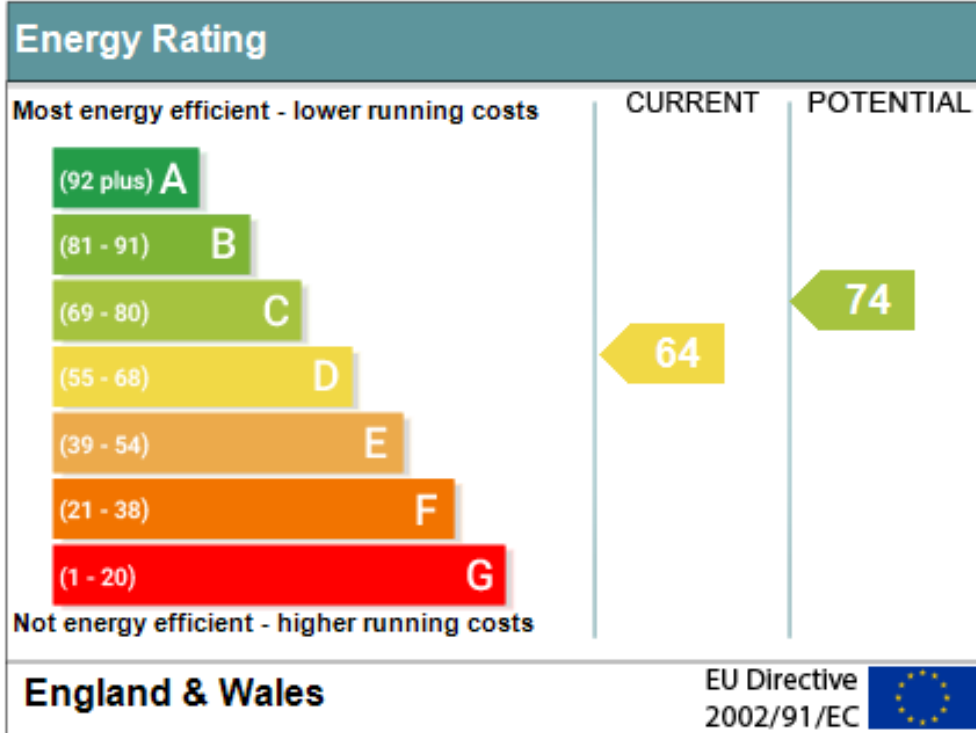
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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