



**Hawthorn Heights, Weston-Super-Mare BS22 9EZ**

## welcome to Hawthorn Heights, Weston-Super-Mare

- AMAZING EPC A-RATED HOME: MEANS LOWER ENERGY COSTS AND FAVOURABLE MORTGAGE TERMS
- 24 SOLAR PANELS WHICH REDUCE RUNNING COST BY 80%, 8Kw SOLAR BATTERY, SOLAR IMMERSION HEATER FOR WATER, EV CHARGER
- PRIVATE SOUTH FACING GARDEN
- INTEGRAL DOUBLE GARAGE
- RENOVATED TO AN INCREDIBLY HIGH STANDARD WITH CARE AND ATTENTION TAKEN TO EVERY DETAIL

Tenure: Freehold EPC Rating: A

offers in excess of

NO ONWARD CHAIN AND A RATED EPC which will save on running costs for a house of a similar size. A rare opportunity to purchase this fully renovated five bedroom detached home located on this exclusive and private hillside cul de sac.



### Hawthorn Heights

#### Ground Floor

##### Porch

##### Entrance Lobby

##### Reception Hallway

##### Study

9' 8" x 7' 8" ( 2.95m x 2.34m )

##### Cloakroom

##### Kitchen/Dining Room

20' 8" MAX x 15' 9" MAX ( 6.30m MAX x 4.80m MAX )

##### Utility Room

8' 6" MAX x 5' 3" MAX ( 2.59m MAX x 1.60m MAX )

##### Conservatory

10' 7" x 8' 3" ( 3.23m x 2.51m )

##### Reception Room

19' x 15' 4" ( 5.79m x 4.67m )

#### Second Floor

##### Landing

##### Bedroom One

16' 8" x 15' 1" ( 5.08m x 4.60m )

##### En-Suite

##### Bedroom Two

13' 4" x 9' 6" ( 4.06m x 2.90m )

##### En-Suite

##### Bedroom Three

12' 7" x 9' 7" ( 3.84m x 2.92m )

##### Bedroom Four

12' 7" x 10' 7" ( 3.84m x 3.23m )

##### Family Bathroom

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#### Property Ref:

CL1109097 - 0007

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