



12 Hawthorn Way, Nailsea, BS48 1QQ

£775,000



4



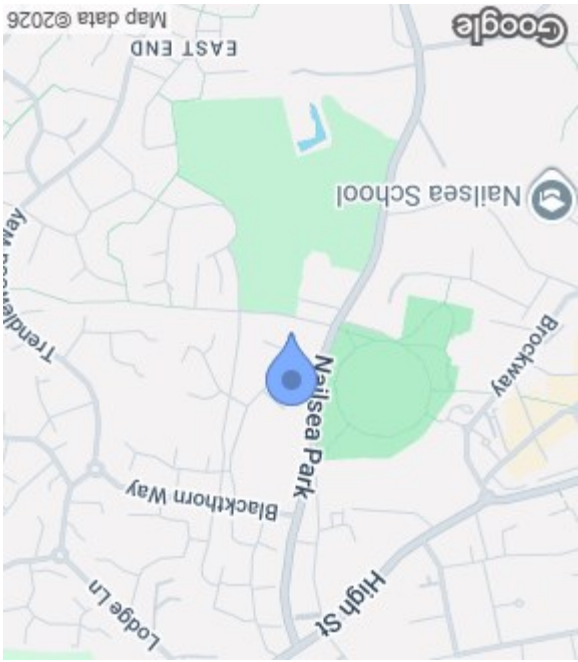
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3



B

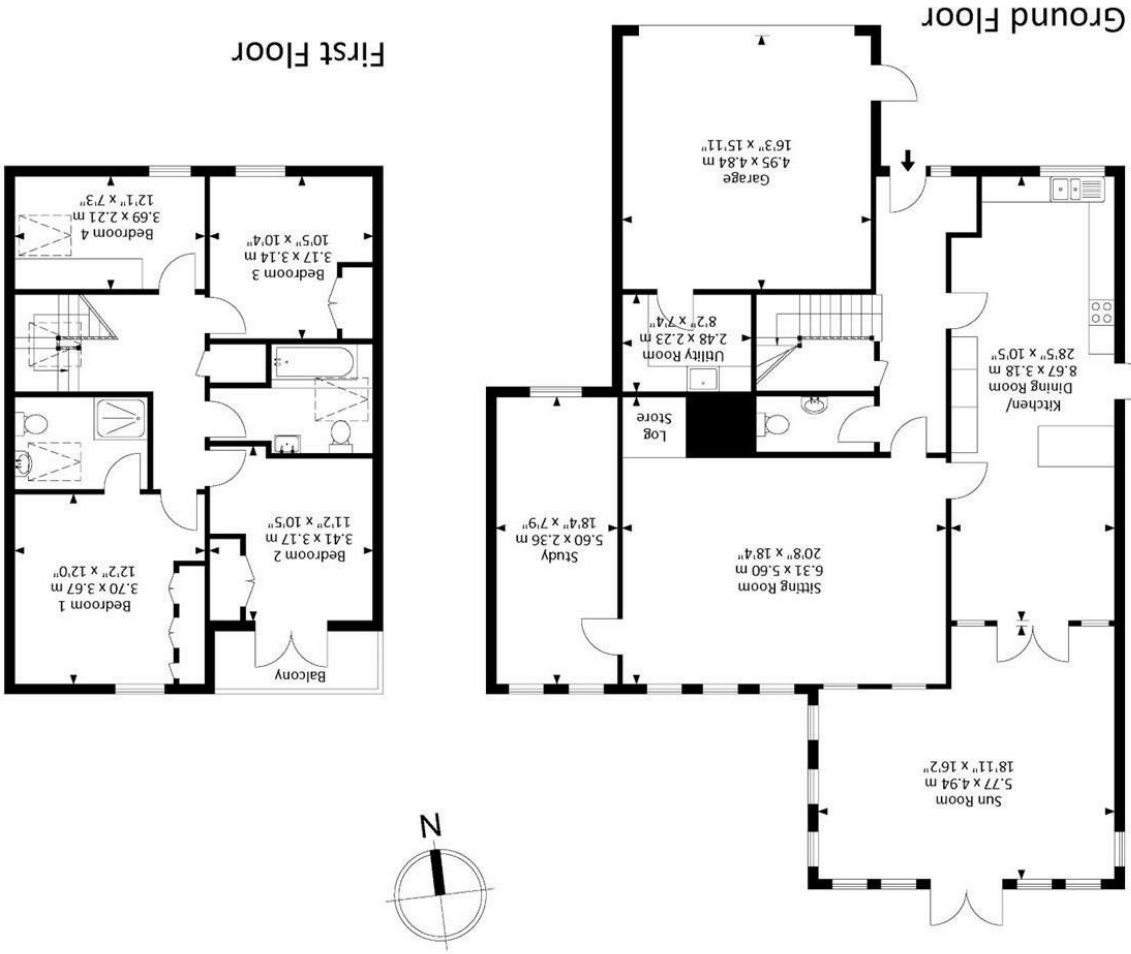


Energy Efficiency Rating

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

86

88



A truly stunning, 4 Bedroom - 3 reception room detached executive home, occupying a superb position in this highly desirable close, perfectly placed for the excellent local schools with the town centre being just a short walk away. The property has been updated and improved by the current owners in recent years to create a simply beautiful family home, offering an abundance of space and is presented in fabulous condition throughout. In brief, the UPVC double glazed & gas central heated property briefly comprises: Welcoming Entrance Hall, Cloakroom, Kitchen/Dining Room, Garden Room, Sitting Room & Study. Upstairs are 4 Bedrooms & Family Bathroom - with the principle Bedroom having an En Suite and the Guest Bedroom having access to a splendid balcony. Externally you will find exceptional, well presented gardens to the rear, along with a double garage, a Utility Room, a Scandinavian log cabin and plenty of driveway parking. EPC rating - B.

Entrance Hall
17'6" x 4'4" (5.33m" x 1.32m")



- Cloakroom**
7'3" x 3'11" (2.21m" x 1.19m")
- Kitchen/Dining Room**
28'5" x 10'5" (8.66m" x 3.18m")
- Garden Room**
18'11" x 16'2" (5.77m" x 4.93m")
- Sitting Room**
20'8" x 18'4" (6.30m" x 5.59m")
- Study**
18'4"x 7'9" (5.59m"x 2.36m")
- Main Bedroom**
12'2" x 12'0" (3.71m" x 3.66m")
- En Suite Shower Room**
8'1" x 5'4" (2.46m" x 1.63m")
- Bedroom 2**
11'2" x 10'5" (3.40m" x 3.18m")
- Bedroom 3**
10'5" x 10'4" (3.18m" x 3.15m")
- Bedroom 4**
12'1" x 7'3" (3.68m" x 2.21m")
- Family Bathroom**
8'3" x 6'8" (2.51m" x 2.03m")
- Double Garage**
16'3" x 15'11" (4.95m" x 4.85m")
- Utility Room**
8'2" x 7'4" (2.49m" x 2.24m")
- Gardens**

