

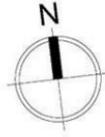
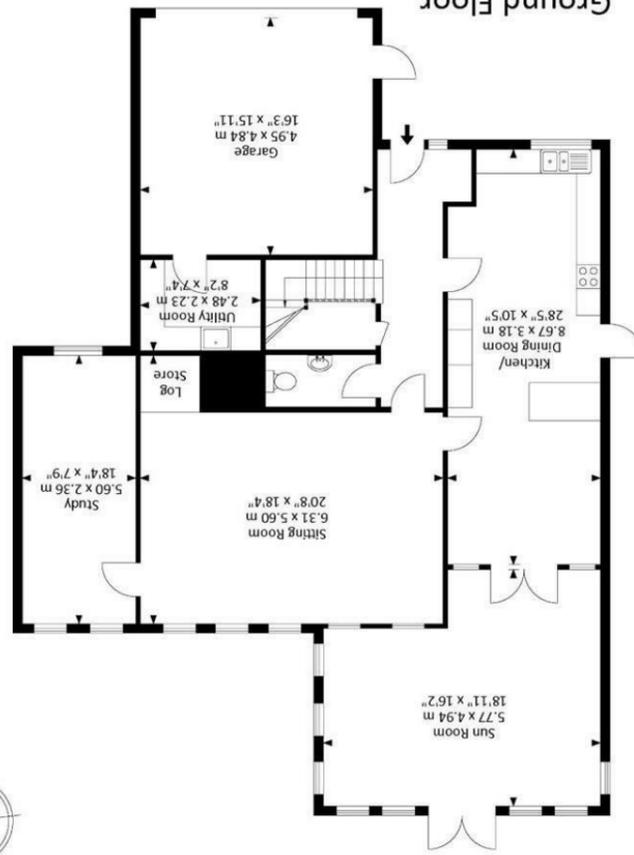
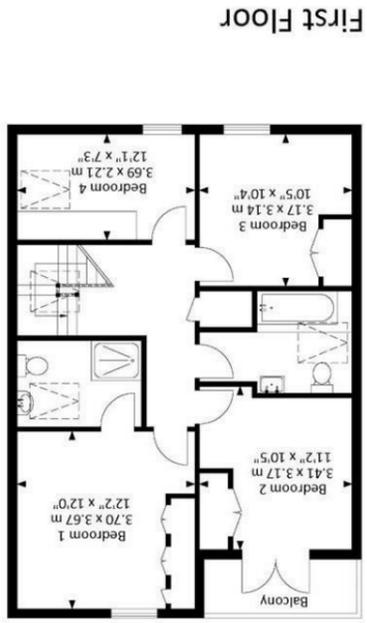
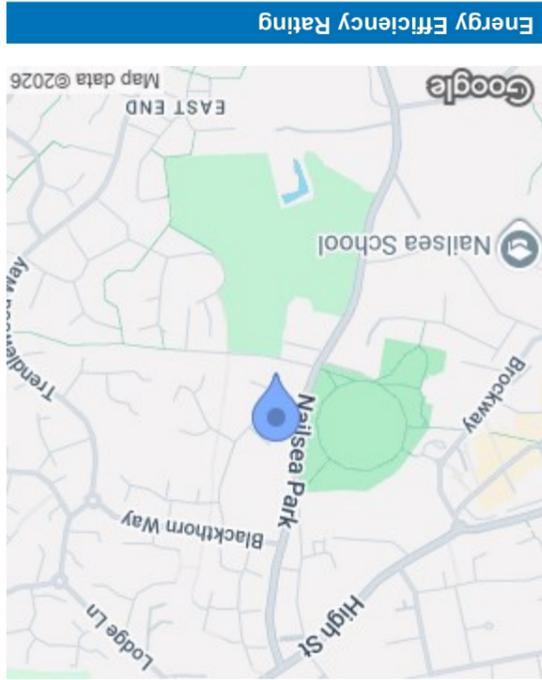
For illustrative purposes only. Not to scale.
 Whilst every attempt has been made to ensure
 accuracy of the floor plan all measurements are
 approximate and no responsibility is taken for
 any error, omission or measurement.

Tenure: Freehold
 Floor area: 1935.00 sq ft
 Tax Band: F

Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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
Not energy efficient - higher running costs	(1-20) G
Current	86
Potential	88



Hawthorn Way, Nailsea BS48 1QQ

Approx. Gross Internal Area
 1935.9 Sq.Ft - 179.9 Sq.M
 Garage / Utility
 320.1 Sq.Ft - 29.7 Sq.M
 Total Area
 2256 Sq.Ft - 209.6 Sq.M



12 Hawthorn Way, Nailsea, BS48 1QQ
 £775,000



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**

