14 Hawthorn Way, Nailsea, North Somerset, BS48 1QQ

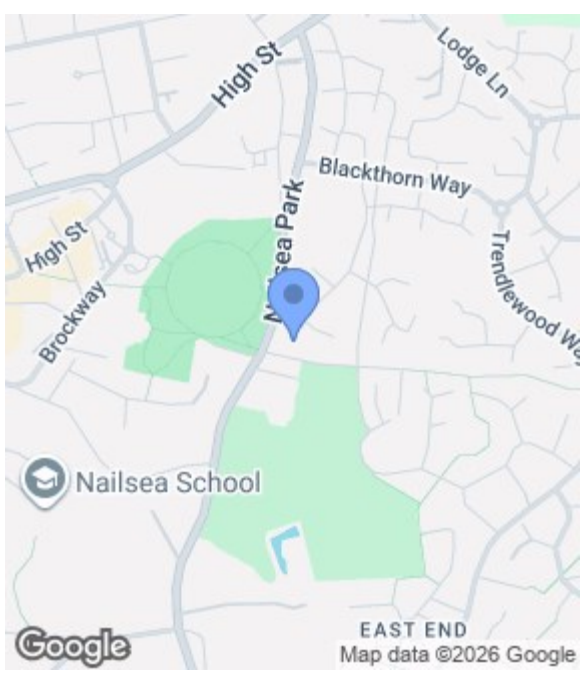
£860,000

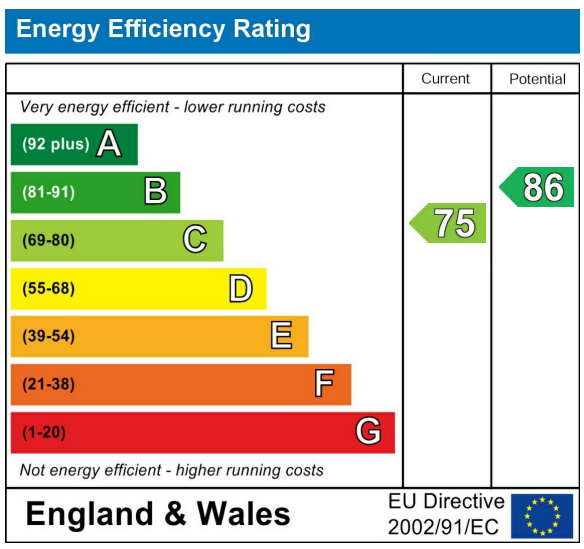
5 | 3 | 3 | C



Gino's Estate Agents







For illustrative purposes only. Not to scale. ID1197598
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.
Floor Plan Produced by EPC Provision

Tenure: Freehold
Floor area: 2126.00 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 of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Ginos Estate Agents
6 Ryves Vale, Tickenham, BS21 6FZ
T. 01275 540 176 | sales@ginosproperties.co.uk
ginosproperties.co.uk

A generous sized, 5 Bedroom, 3 Bathroom detached Scandinavian-style family home, situated at the head of this highly desirable, traffic-free road, occupying a commanding position on the eastern side of the town. This extremely spacious and well-proportioned home benefits from a fabulous sized, southerly facing rear garden along with the potential of an annexe as it has a connected, but self-contained wing, perfect for extended family or those with the requirement for high quality living space for a family member of a different generation. Located only a short distance from the excellent local schools, parkland and train station in Backwell, the layout comprises: Welcoming Entrance Hall, Cloakroom, Study, Lounge, Dining Room, Kitchen/Breakfast Room and Utility Room. Upstairs are 4 Bedrooms - 2 with access to a splendid balcony, principal En Suite and a Shower Room whilst externally you will find exceptional, well presented gardens to the rear, along with a double garage and plenty of driveway parking. The property also benefits from solar panels which are owned outright. EPC - C.











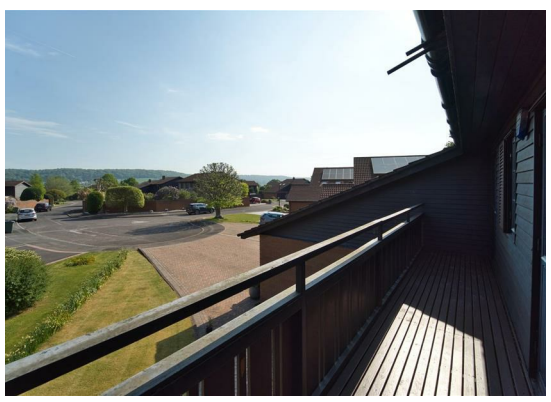


Entrance Hall
16'01 x 5'44 (4.90m x 1.52m)

Cloakroom
6'20 x 3'03 (1.83m x 0.99m)

Lounge
18'1" x 13'7" (5.53m x 4.16m)







Dining Room
11'9" x 8'9" (3.60m x 2.69m)

Kitchen/Breakfast Room
15'9" x 10'4" (4.82m x 3.17m)

Utility Room
8'5" x 6'2" (2.571m x 1.904m)

Study
8'11" x 7'10" (2.72m x 2.39m)

Bedroom 1
13'8" x 12'4" (4.19m x 3.76m)

En Suite
7'2" x 6'9" (2.196m x 2.075m)

Bedroom 2
11'9" x 10'4" (3.60m x 3.15m)

Bedroom 3
13'5" x 8'4" (4.09m x 2.56m)

Bedroom 4
10'0" x 9'1" (3.05m x 2.79m)

Family Bathroom
8'8" x 7'2" (2.657m x 2.195m)

Wonderful Gardens

Double Garage
19'76 x 17'56 (5.79m x 5.18m)

Annexe Bedroom
11'07 x 10'75 (3.53m x 3.05m)

Annexe Kitchen
9'43 x 7'75 (2.74m x 2.13m)

Annexe Shower Room
6'55 x 6'22 (1.83m x 1.83m)

Annexe Lounge
14'75 x 12'04 (4.27m x 3.76m)





