



**Robin King** | Estate Agents

**10 Hawthorn Hill, Weston-Super-Mare - BS22 9EB**

Guide Price **£375,000**

# 10 Hawthorn Hill

Weston-Super-Mare, Weston-Super-Mare

A spacious (1145 sq. ft.) three-bedroom semi-detached home that offers the perfect blend of structural integrity and modern style. This property has been meticulously renovated from top to bottom, having been reroofed, rewired, and replastered, alongside the installation of new windows and a brand-new heating system. The interior has been thoughtfully refreshed to create a bright, turn-key environment for its new owners. Highlights include a modern kitchen and bathroom, neutral décor and new carpets throughout, pretty gardens to the front and rear, complemented by two off-road parking spaces and a large detached garage providing excellent utility or workshop potential.

- Council Tax band: D
- EPC Energy Efficiency Rating: C
- Tenure: Freehold
- All Mains Services
  
- Fantastic Family Home
- Three Double Bedrooms
- Garage and Driveway
- Front, Side & Back Access
- Newly Fitted Kitchen & Bathroom
- Large Hallway and Landing Areas
- Very Well Presented Throughout
- Two Reception Rooms
- NO ONWARD CHAIN







## 10 Hawthorn Hill

Weston-Super-Mare, Weston-Super-Mare

A path leading to the entrance surrounded by plants and shrubs not only offers privacy, but creates a welcoming and homely feel. The front door, recessed beneath a small porch, opens into an entrance hall with a split-level staircase featuring an ornate iron balustrade, understairs storage, and large windows on both the ground and first floors, allowing plenty of natural light.

The front reception room benefits from large bay windows and offers space for a couple of sofas, making it suitable as a comfortable lounge. The rear reception room is well suited as a dining room, with a pleasant outlook over the garden and large sliding patio doors. The kitchen is a generous galley-style space at the rear of the property, fitted with newly installed shaker-style wall and base units. It includes an integrated double oven, electric hob, and stainless steel extractor hood. There is also a designated area for use as a utility space, with room for appliances and additional worktops. The kitchen is large enough to accommodate a small table and chairs for everyday use.



The home can be accessed from the side, front, or rear, which is particularly useful when parking close to the house for unloading. There is a large detached garage accessible from up and over garage doors at the front. Upstairs, the landing is spacious and well lit. All three bedrooms are of a size suitable for double beds. The family shower room is newly fitted and includes a three-piece suite with a shower, basin, and vanity unit.

**Location:** Worle is a scenic location, close to a number of nearby outdoor spaces, including the Mendip Hills and Worlebury, offering good walking routes. The property is only a short drive to the seafront, beaches and amenities of Weston-super-Mare, including a wider selection of shops, places to eat and other businesses, and Weston General Hospital.

**Transport links:** Weston railway station is approximately 0.5 miles away, with direct services to Bristol Temple Meads (from around 28 minutes) and London Paddington (from around 128 minutes). Junction 21 of the M5 is within 3 miles, providing access to Bristol, the West Country, and beyond. There are also regular bus routes into Weston town centre and surrounding areas. The property is close to Worlebury Hill and other green spaces, and is a short drive from Weston-super-Mare seafront and beaches, offering a balance of countryside and coastal access.





## Hawthorn Hill, Worle, BS22

Approximate Gross Internal Area 106.4 sq m / 1145 sq ft  
(excluding garage)

Total Area 120.8 sq m / 1301 sq ft



# Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.