



# Olive

ESTATE AGENTS



## Wildings , Wells, Somerset BA5 1PD £610,000

\*\*\* FABULOUS DETACHED FAMILY HOME, WITHIN THE VILLAGE OF HENTON, A FEW MINUTES FROM WEDMORE AND WELLS \*\*\* OVER 2,200 SQ/FT OF SPACE / ACCOMMODATION \*\*\* WONDERFUL SURROUNDING PLOT \*\*\* AMPLE OFF STREET PARKING AND LARGE DOUBLE GARAGE \*\*\* FRONT TO BACK LIVING ROOM \*\*\* LARGE DINING ROOM \*\*\* KITCHEN / DINING & FAMILY ROOM \*\*\* OFFICE \*\*\* CLOAKROOM \*\*\* UTILITY ROOM \*\*\* FOUR BEDROOMS \*\*\* MASTER EN-SUITE & FAMILY BATHROOM \*\*\* COUNCIL TAX F \*\*\* EPC D \*\*\* FREEHOLD \*\*\*

### **Entrance**

Entrance through a leaded stained glass double glazed door with matching side panels, further front aspect UPVC double glazed window, ceiling light, radiator, stairs leading to first floor landing. Doors to the Living room, Dining room, kitchen, office, and cloakroom.

### **Cloakroom**

A part tiled front aspect room with front aspect UPVC double glazed window, ceiling light, tiled flooring, low level wc, wash hand basin.

### **Office/Bedroom 5**

A front aspect room with a UPVC double glazed window, ceiling light, radiator.

### **Living Room**

A great sized front to back room with UPVC sliding patio doors leading out to the terrace and garden, front aspect UPVC double glazed bay window, side aspect UPVC double glazed window, two ceiling lights, two radiators, feature stone built fireplace with a slate hearth, cast iron floor standing log burner.

### **Dining room**

Another good sized rear aspect room with a UPVC double glazed window, ceiling light, radiator.

### **Kitchen/Dining/Family Room**

A lovely light and airy rear aspect room with two UPVC double glazed windows, three ceiling light features. tiled flooring, two radiators, door to utility room, ample space for dining table and chairs. Kitchen has been fitted with a range white high gloss base and eye level units, with quartz work surfaces, inset stainless steel double oven, six ring induction hob with extractor over, one and half bowl sink, tiled splashbacks, integrated fridge/freezer, dishwasher.

### **Utility**

A rear aspect room with a UPVC double glazed window and door to the rear garden, ceiling light, radiator, tiled flooring, door to the double garage. Has been fitted with a range of white high gloss base and eye level units with a quartz effect work surface, inset one and half bowl sink, tiled splashbacks, space and plumbing for washing machine, and space for a tumble dryer, and floor standing oil fired boiler system.

### **Landing**

A spacious light and airy landing, with a front aspect UPVC double glazed window, ceiling light, loft hatch giving access to the roof space, doors to bedrooms, one, two, three, four and family bathroom, airing cupboard and another storage cupboard.

### **Bedroom One**

A rear aspect room with a UPVC double glazed window providing views towards the Mendips, ceiling light, radiator, built in mirrored wardrobes, doors to En-Suite shower room.

### **En-Suite Shower Room**

A modern fully tiled rear aspect room with an obscure rear aspect UPVC double glazed window, ceiling light, chrome heated towel rail, low level wc, wash hand basin, glazed and tiled step in shower enclosure, with a wall mounted hand held shower system.

### **Bedroom two**

A light and airy front aspect room with a UPVC double glazed window, ceiling lights, radiator.

### **Bedroom Three**

A front aspect room with a UPVC double glazed window, ceiling light, built in mirrored wardrobes.

### **Bedroom Four**

A good sized fourth bedroom, with a rear aspect UPVC double glazed window, offering the same views as main bedroom, ceiling light, radiator.

### **Family Bathroom**

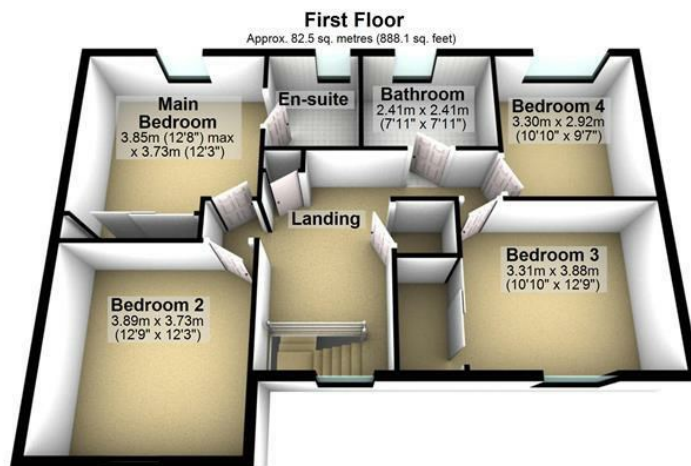
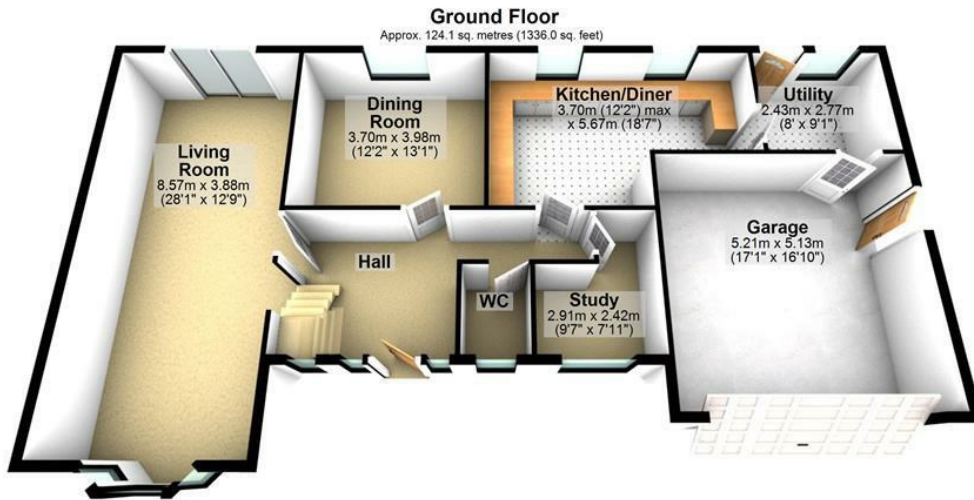
A modern fully tiled rear aspect room with an obscure UPVC double glazed window, ceiling light, chrome heated towel rail, low level wc, b-day, wash hand basin, tiled and panel enclosed bath with a chrome mixer tap and hand held shower attachment over.

### **Front of Property**

A good sized frontage, lovely walled gardens, wooden gated vehicle access, providing parking for at least five cars. Access to the rear garden and double garage. garage has parking for at least two cars, rear pedestrian door and window, power and lighting.

### **Rear of Property**

A good sized garden, mainly laid to lawn with patio/terrace outside the living room, two sheds, and a brook/stream running across back garden.



Total area: approx. 206.6 sq. metres (2224.1 sq. feet)

Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	