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Wells Road, Whitchurch

Offers In Excess Of

- **Energy Rating - D**
- **Semi Detached Family Home**
- **Bay Fronted Lounge**
- **Stylish Modern Bathroom**
- **Beautifully Presented**
- **Three Bedrooms**
- **Open Plan Kitchen / Diner**
- **Detached Single Garage**

Positioned along the ever popular Wells Road and perfectly placed for access into Bristol, this attractive semi detached home strikes an excellent balance between character, practicality and modern day living. Thoughtfully updated by the current owners, it is a house designed to suit a variety of lifestyles, offering bright, sociable spaces and a layout that works effortlessly both day to day and when entertaining.

Step inside and you are welcomed by a generous entrance hallway which immediately sets the tone for the rest of the property. To the front, the bay fronted lounge is a wonderfully comfortable room, centred around an attractive fireplace with log burner, creating a cosy retreat during the colder months.

To the rear sits the real heart of the home. The extended contemporary fitted kitchen flows openly into the dining area, creating a superb living space filled with natural light. Bi fold doors stretch across the back of the property, opening directly onto the garden and beautifully connecting the indoors with the outside space, ideal for summer dining, entertaining friends or simply enjoying the garden from inside the home.

Upstairs, the property offers two well proportioned double bedrooms alongside a generous single bedroom, perfectly suited as a nursery, dressing room or home office. The bathroom is stylishly finished and fitted with a shower over the bath.

Outside, the rear garden has been thoughtfully arranged to provide a variety of usable spaces, including decking, patio and lawned areas, making it equally suited to relaxing and entertaining. A pathway leads to the garage via a convenient courtesy door.

A smart, well balanced home in a highly convenient location, offering flexible living space and excellent access to local amenities and transport links.

Reception Room 13'10" into bay x 13'0" max (4.22 into bay x 3.97 max)

Dining Room 12'9" min x 12'2" (3.91 min x 3.73)

Kitchen 14'7" max x 9'1" max (4.47 max x 2.79 max)

Bedroom One 13'8" into bay x 12'9" max (4.18 into bay x 3.91 max)

Bedroom Two 12'2" x 11'3" max (3.72 x 3.44 max)

Bedroom Three 7'9" x 6'5" (2.37 x 1.98)

Bathroom 7'10" x 5'5" (2.39 x 1.67)

Council Tax - Band C

Tenure Status - Freehold

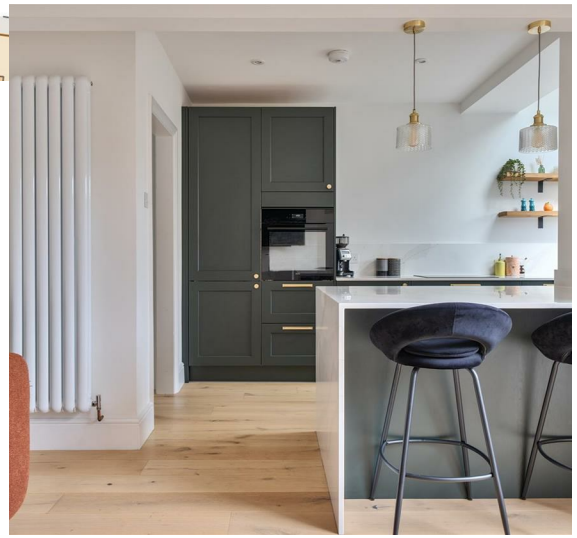












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CORSAIR


JAZZ CAT
COOL CAT

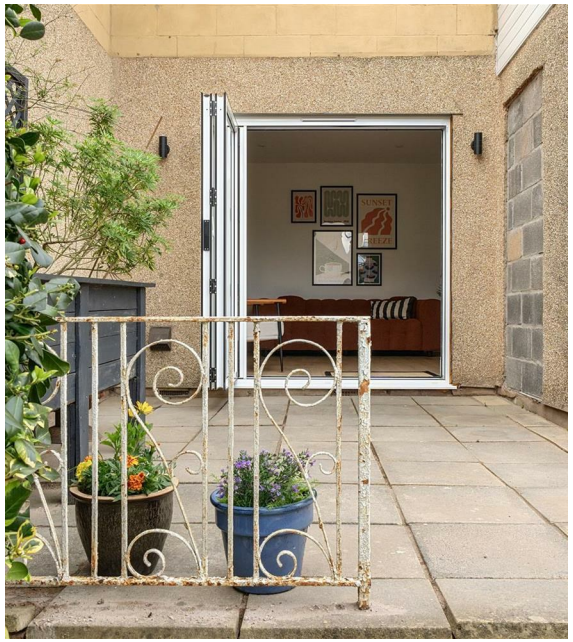












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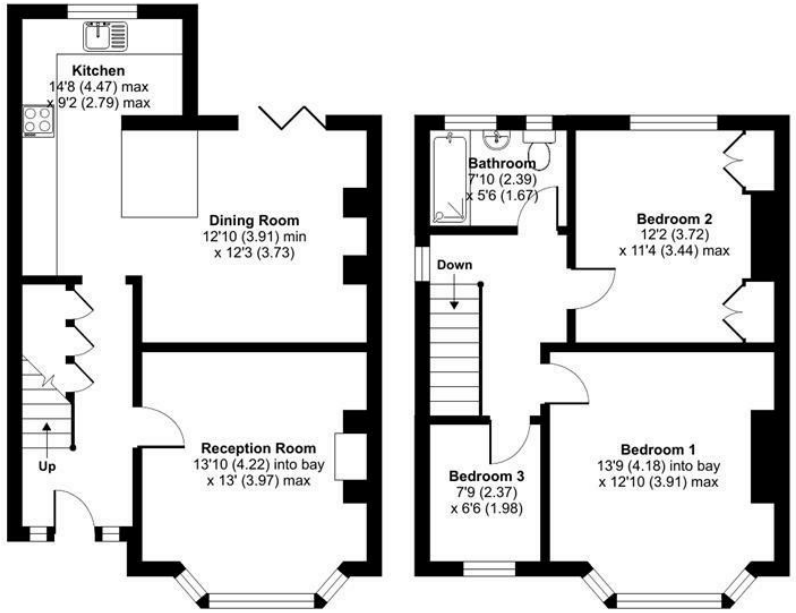
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Wells Road, Bristol, BS14

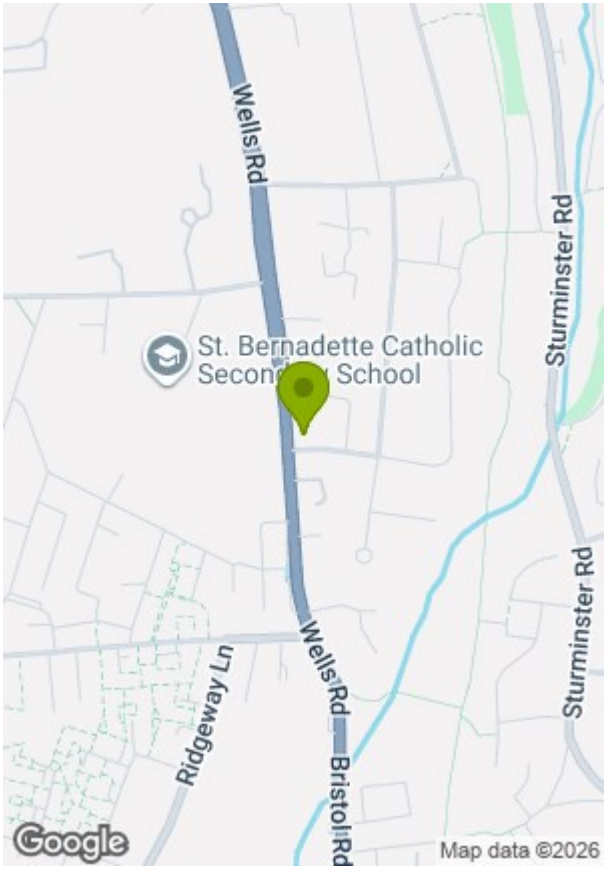
Approximate Area = 1043 sq ft / 96.9 sq m

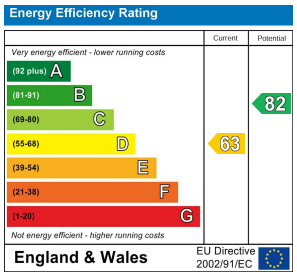
For identification only - Not to scale

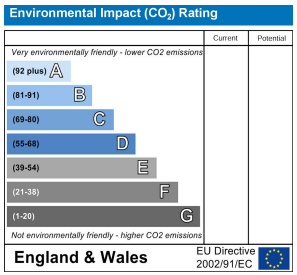


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1455077

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