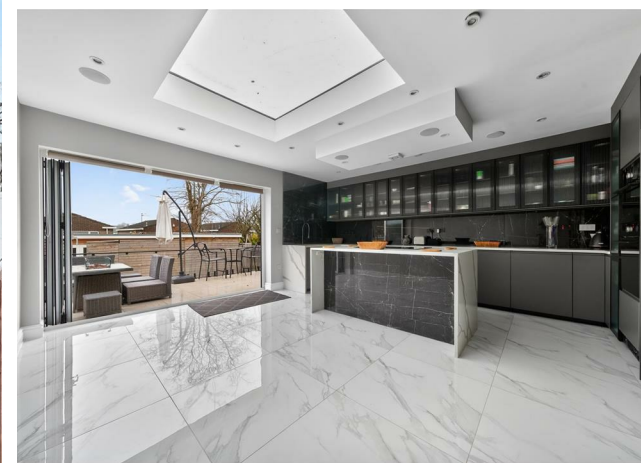
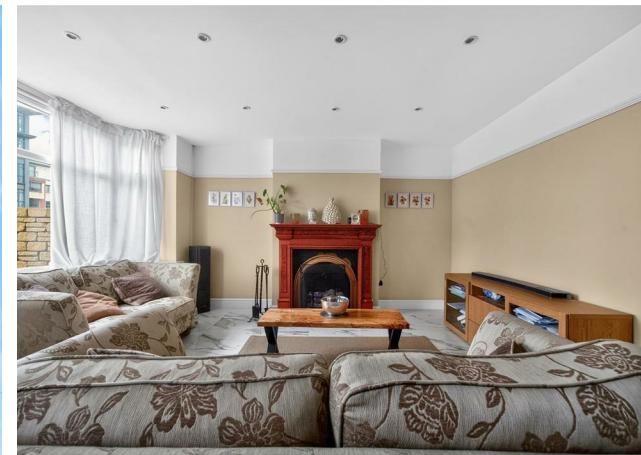




- **Energy Rating - D**
- **Three Bedrooms**
- **Extended Kitchen / Diner**
- **Garage & Driveway**
- **An Internal Viewing Is An Absolute Must**

- **Semi Detached Family Home**
- **One Bedroom Self Contained Annex**
- **Utility Room & Ground Floor Cloakroom**
- **Presented To A Very High Standard Throughout**
- **Completely Refurbished By The Current Owners**

Set back from the ever popular Wells Road, this is a home that immediately feels like it has been designed with modern family life in mind, thoughtful, stylish, and effortlessly practical. From the outside, there is a sense of space and privacy, while inside, the attention to detail quickly becomes apparent.

Step through the front door and you are welcomed by a bright, elegant sitting room, calm, inviting, and perfect for those quieter moments. This flows neatly into a second reception space, a more relaxed snug if you like, complete with solid oak flooring and integrated Bluetooth speakers, creating a wonderfully flexible layout whether you are entertaining or simply unwinding at the end of the day.

But it is at the rear of the house where this property really comes into its own. The kitchen dining space is, quite simply, the heart of the home. Beautifully finished with quartz worktops, a substantial central island and high quality integrated appliances, it is a space that balances form and function with ease. Flooded with natural light from above and behind, thanks to a skylight and wide bifold doors, it opens seamlessly onto the landscaped garden, perfect for summer gatherings or everyday family life. There is also the added practicality of a separate utility room and a ground floor WC.

Upstairs, you will find three well proportioned bedrooms, two generous doubles and a comfortable single, served by a sleek, contemporary shower room. Everything here feels considered and ready to move straight into.

And then there is the real bonus. Tucked away at the rear, with its own independent access, is a fully self contained one bedroom annex. Whether you are thinking of multi generational living, a guest suite, or even a dedicated home office, this space offers genuine versatility. With its own kitchen area, living space, double bedroom, shower room and private patio, it is a rare and valuable addition.

Further enhancing the appeal is the benefit of previously granted

Living Room 14'6" into bay x 13'1" max (4.44 into bay x 3.99 max)

Dining Room 15'3" x 11'0" (4.66 x 3.36)

Kitchen / Breakfast Room .59'0" max x 16'11" max (.18 max x 5.18 max)

Utility 6'9" x 5'4" (2.07 x 1.64)

Bedroom One 15'1" into bay x 12'7" max (4.61 into bay x 3.85 max)

Bedroom Two 13'9" x 11'2" (4.20 x 3.42)

Bedroom Three 9'0" x 7'6" (2.76 x 2.31)

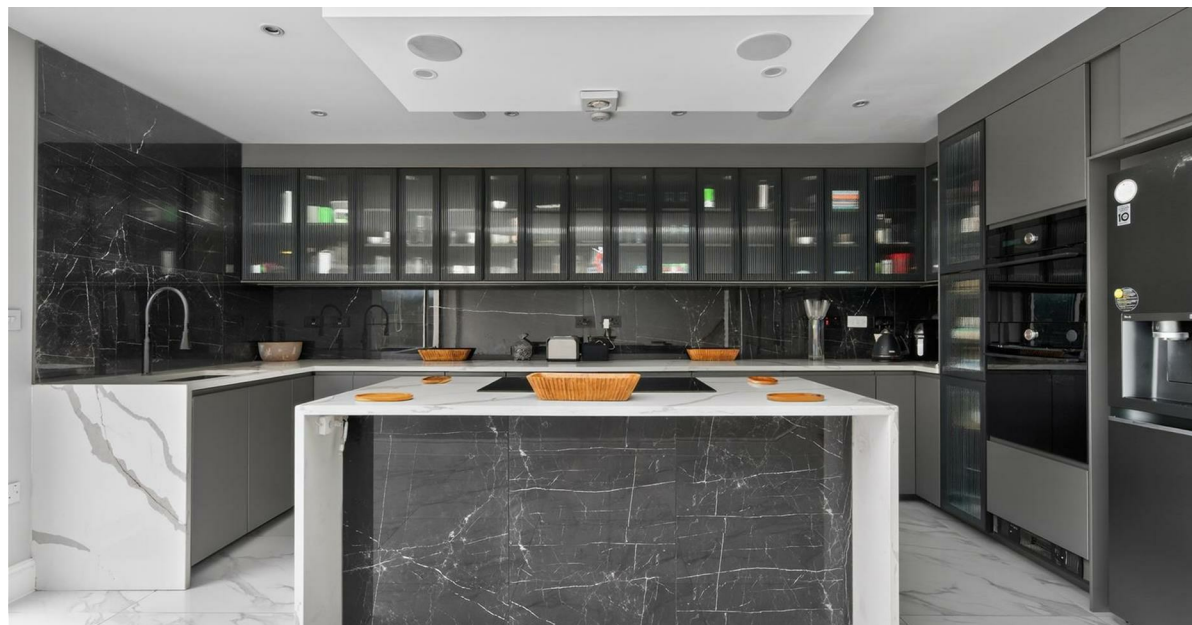
Shower Room 8'8" x 5'11" (2.65 x 1.81)

Outbuilding - Kitchen 16'11" x 8'4" (5.18 x 2.56)

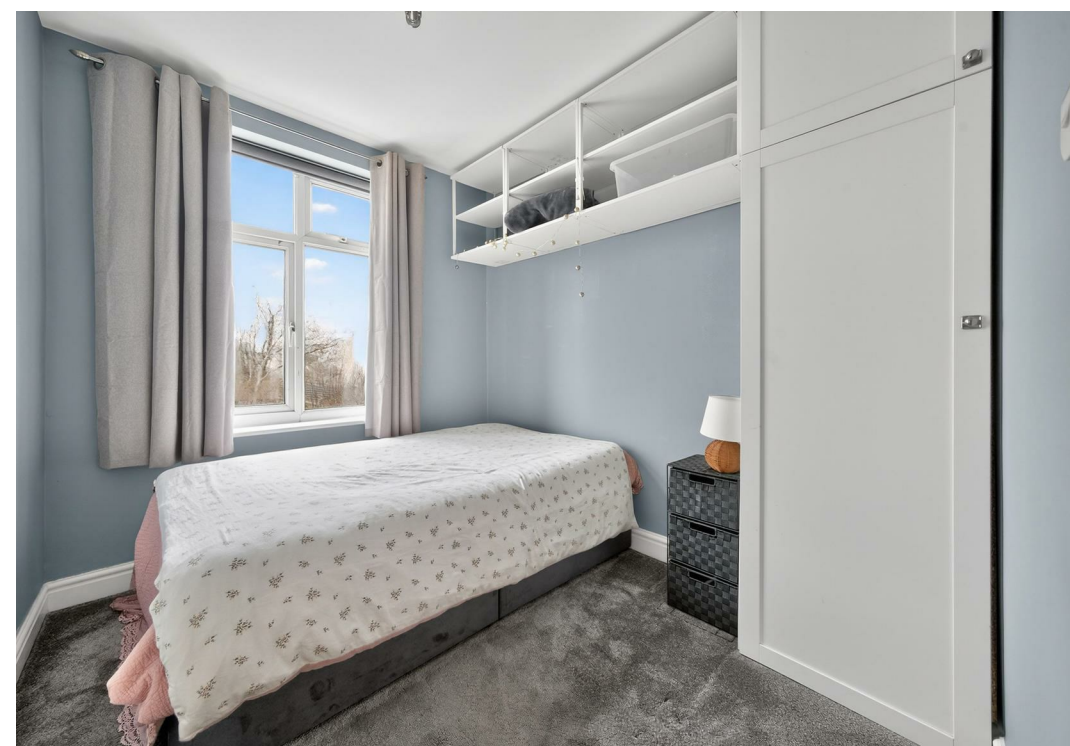
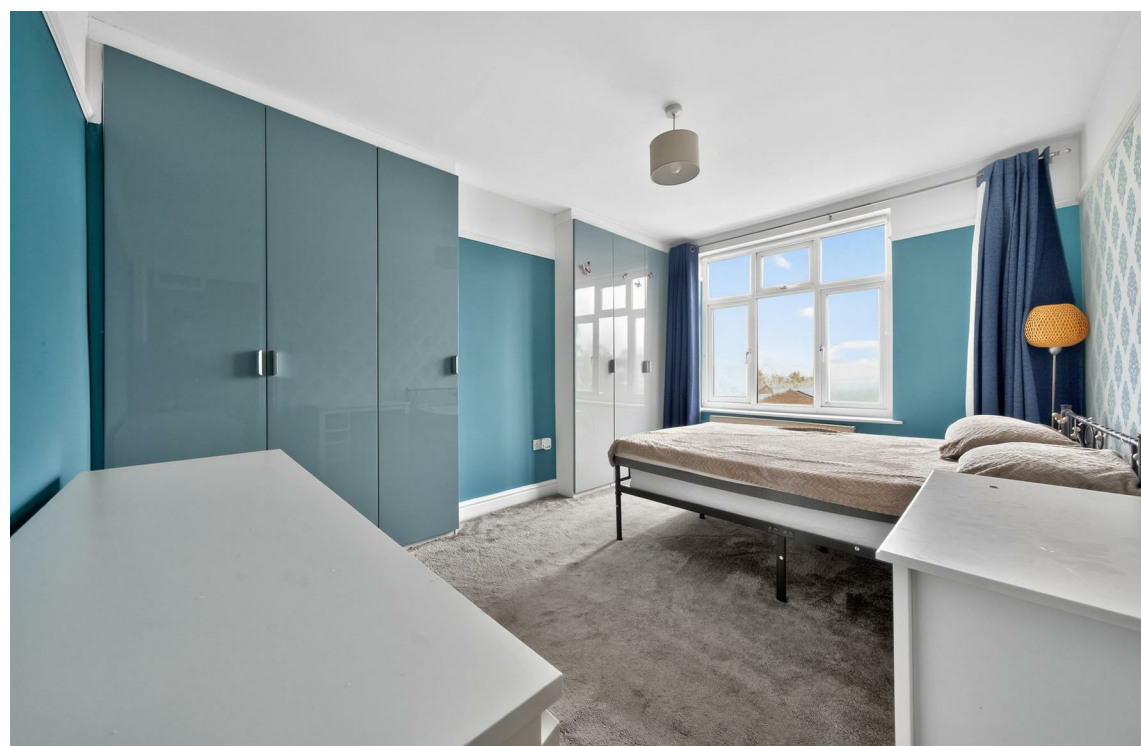
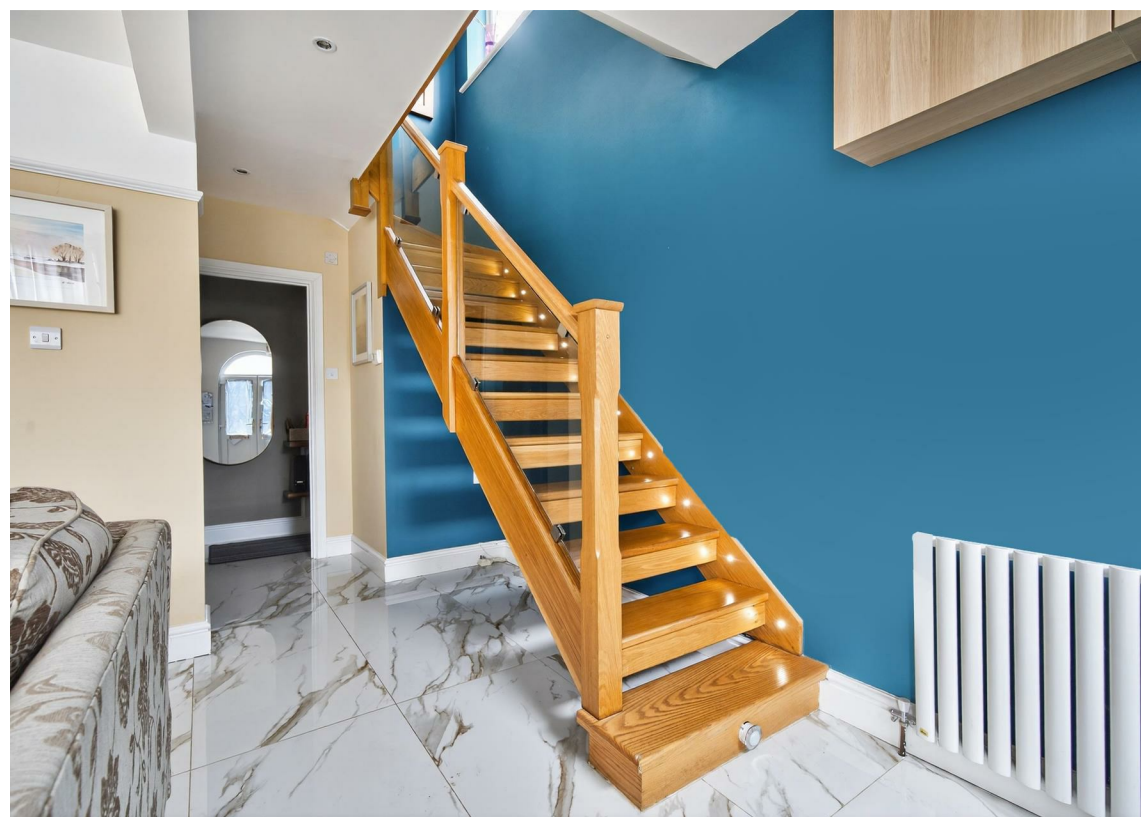
Outbuilding - Bedroom 10'4" x 9'6" (3.15 x 2.92)

Tenure Status - Freehold

Council Tax - Band C











Wells Road, Bristol, BS14

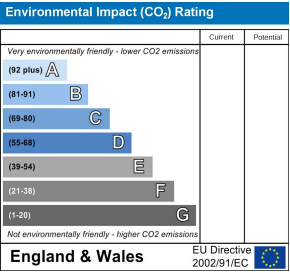
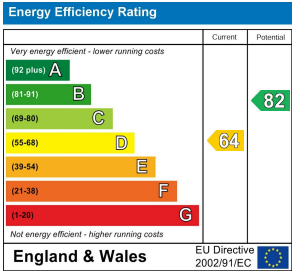
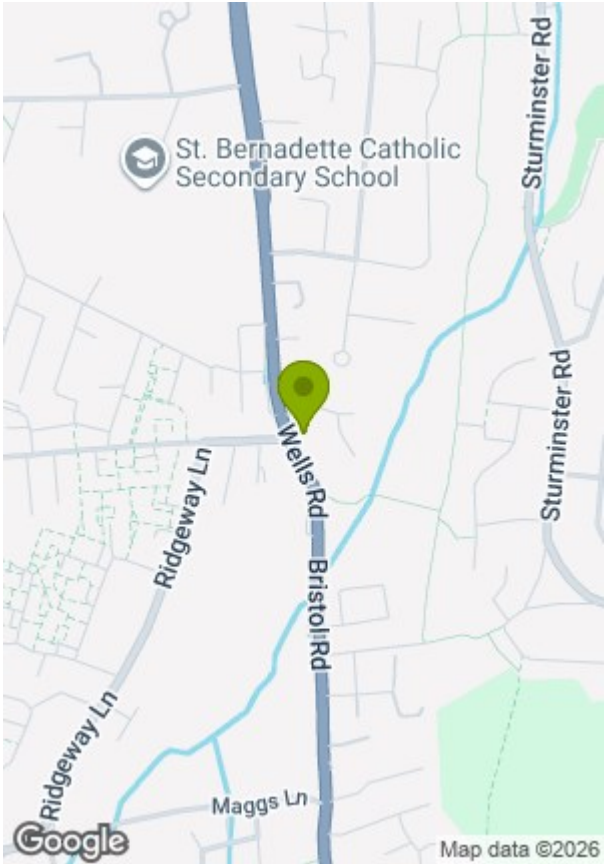
Approximate Area = 1351 sq ft / 125.5 sq m
Outbuilding = 292 sq ft / 27.1 sq m
Total = 1643 sq ft / 152.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1435827

GREENWOODS
SALES • LETTINGS • COMMERCIAL



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.