





£680,000

To View:

Holland & Odam

55 High Street, Wells

Somerset, BA5 2AE

01749 671020

wells@hollandandodam.co.uk



4



3



2

Energy
Rating

A

Council Tax Band F



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system. Bank of solar panels to the front elevation.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Estate/Management Charges £TBC

Directions

Upon entering Wells, along Glastonbury Road, take the first turning on the right into Knight Road. Follow the road around to the left and at the fork, after approximately 200 yards, turn right then around to the left. No.41 can be found along on the left hand side.

Description

Discover elegance and comfort in this immaculate detached house, situated on the edge of Wells, enjoy stunning views of Glastonbury Tor from the first-floor. Boasting four double bedrooms, including two with en-suite shower rooms, a family bathroom, and expansive living spaces with a sitting room, dining room, and a light-filled kitchen/family room. Ample parking on the driveway leading to a double garage, complemented by a beautifully landscaped rear garden and a recently installed studio/summer house.

This delightful family home, offers an inviting and spacious reception hall with an oak floor that seamlessly flows throughout the ground floor. The hall features a cloakroom on the right, and doors leading to the sitting room, dining room, and a stunning kitchen/family room. The sitting room, adorned with a front-facing window and patio doors, opens onto a secluded rear terrace, perfect for relaxation. The dining room boasts dual aspect windows to the front and side, filling the space with natural light. The kitchen/family room, is equipped with modern units, quartz worktops, and integrated appliances, including a double oven, induction hob, microwave, fridge freezer, and dishwasher. This room extends into a family area with two sets of patio doors leading to the delightful rear garden. Additionally, a utility room provides extra storage and space for a washing machine.

Ascending to the galleried first floor landing, you will find oak, opaque doors leading to four bedrooms and a family bathroom. The master bedroom offers a tranquil view of the lovely rear garden, complete with a dressing room featuring integrated mirrored wardrobes and a beautifully appointed ensuite shower room. The guest bedroom also boasts a well-appointed ensuite shower room and views over farmland towards Glastonbury Tor. Bedroom three shares the same picturesque views, while bedroom four features a wall of mirrored wardrobes and overlooks the rear garden. The family bathroom is elegantly designed with a bath, mains-fed shower, vanity unit with an inset washbasin, and a WC.

Location

Set within a short, level walk of the city centre and within easy walking distance of both a primary and senior school. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Bristol and Bath lie c. 22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.



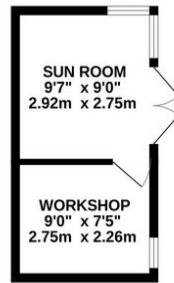


Outside, the front provides driveway parking for up to four cars and access to a double garage with twin up-and-over doors and pedestrian access to the rear garden. A verandah stretches across the rear elevation, offering a perfect spot to relax and enjoy the views. The beautifully landscaped rear garden, with its vibrant flowers and shrubs, offers a high degree of seclusion and includes a large studio/summer house, ideal as a home office. This serene outdoor space is perfect for both relaxation and productivity, blending nature and convenience seamlessly.

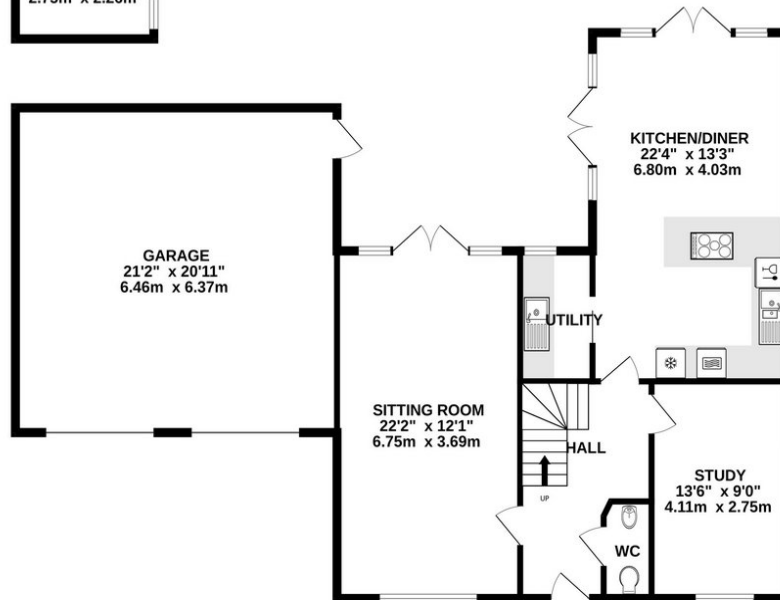


- Spacious reception hall with oak floors and stairs rising to the first floor, cloakroom on the right, and doors leading to the sitting room, dining room, and kitchen family room.
- The sitting room boasts a front window and patio doors opening to a secluded rear terrace, providing a bright and airy space perfect for relaxation and entertaining.
- Enjoy meals in the dining room featuring dual aspect windows that allow natural light to flood in from the front and side, enhancing the room's welcoming atmosphere.
- The kitchen family room offers modern units with quartz worktops, integrated appliances, and two sets of patio doors that open to a secluded terrace and delightful rear garden.
- The first floor features a gallery landing with opaque doors leading to four bedrooms and a family bathroom. The master bedroom overlooks the rear garden and includes a dressing room and ensuite.
- The guest bedroom, with views over farmland towards Glastonbury Tor, includes a well-appointed ensuite shower room. Bedrooms three and four offer similar picturesque views and ample storage.
- Landscaped rear garden, with a large studio/summer house, provides a secluded oasis with vibrant flowers and shrubs. At the front, there's driveway parking for up to four cars and a double garage.

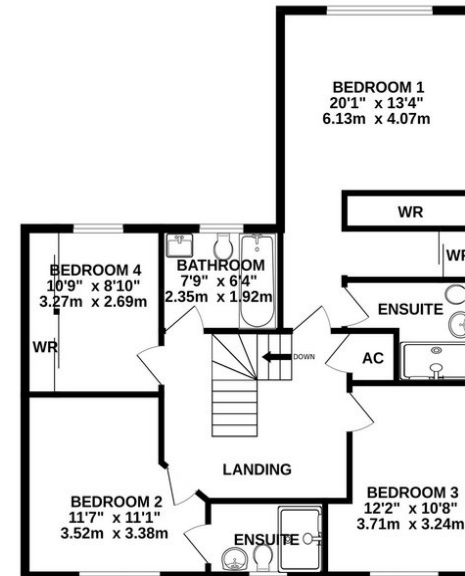




GROUND FLOOR
1438 sq.ft. (133.6 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 2280 sq.ft. (211.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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