



Wells Road, Wells Road

Bristol, BS14 0PA

Offers Over £500,000



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Wells Road, Wells Road

DESCRIPTION

Located in the highly sought-after area of Wells Road, Bristol, this immaculate semi-detached property offers an outstanding opportunity for families seeking comfort, convenience, and versatility. Set back from the road, this residence is perfectly positioned for easy access to local amenities, reputable schools and public transport links.

Stepping inside, you are welcomed by a light and airy lounge to the front of the home, with direct access to a versatile second reception room. This second living space is finished with elegant solid oak wood flooring and Bluetooth speakers, seamlessly connecting through to the heart of the home—a truly stunning kitchen.

The modern kitchen/diner is a genuine highlight, fitted with beautiful quartz worktops, a large kitchen island, and integrated appliances. Designed for modern family life, the space features bifold doors opening onto a landscaped private garden, creating a delightful indoor-outdoor social area. A skylight bathes the room in natural light, while built-in Bluetooth speakers add an extra touch of luxury. Additional convenience is offered by a ground floor WC and a separate utility room.

Upstairs, there are three well-proportioned bedrooms, comprising two spacious doubles and a comfortable single, serviced by a modern shower room.

A unique advantage of this property is the separate one-bedroom annex, accessible independently from the garden and rear lane. This annex boasts a well-equipped kitchen area, lounge area, double bedroom, a sleek shower room with Bluetooth speakers, its own patio area, and offers exceptional flexibility for multigenerational living or guests.

Completing the package are a garage, ample off-street parking, and a beautifully landscaped, private garden. This exceptional property combines stylish presentation, practical features, and a prime location—making it the perfect family home. Early viewing is highly recommended!





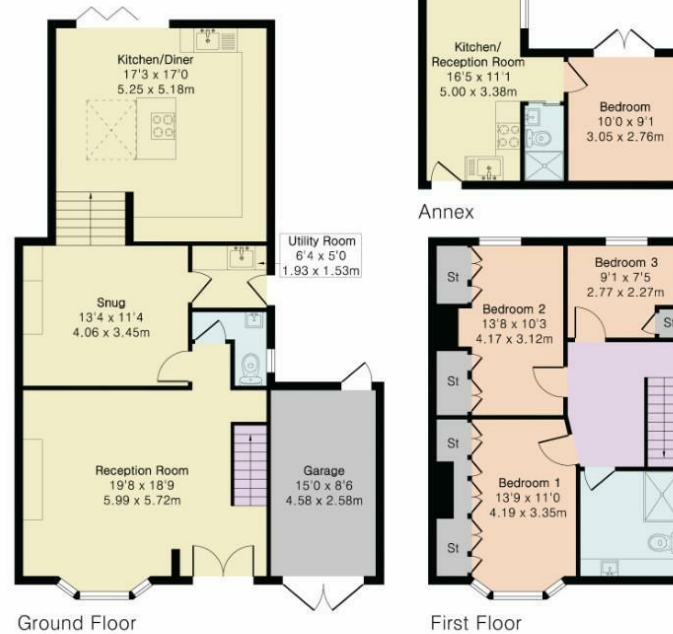
**Approximate Gross Internal Area 1558 sq ft - 144 sq m
(Excluding Garage)**

Ground Floor Area 812 sq ft – 75 sq m

First Floor Area 495 sq ft – 46 sq m

Annex Area 251 sq ft – 23 sq m

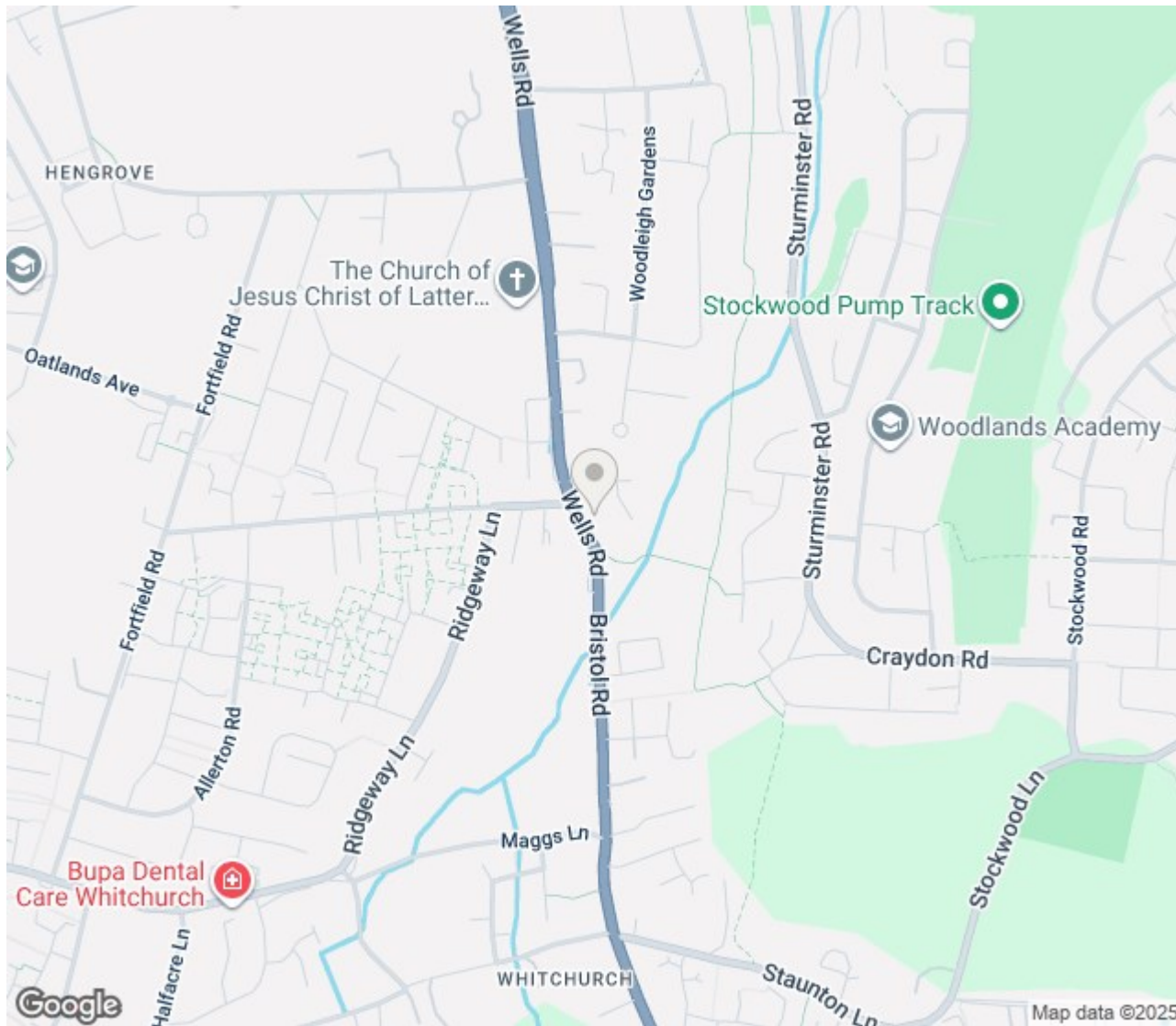
Garage Area 127 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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