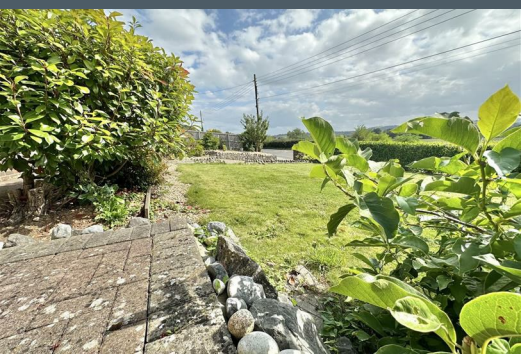


LAUREL & WYLDE

E S T A T E A G E N T S



Plemont Wells Road, Wells, Somerset BA5 1EX £450,000

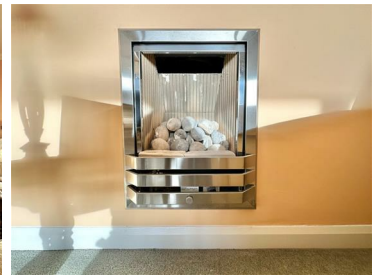
*** AN EXTREMELY DECEPTIVE AND SPACIOUS DETACHED FAMILY BUNGALOW OFFERING THE MOST WONDERFUL VIEWS ACROSS FIELDS AND FARMLAND TO THE FRONT *** OVER 1600 SQ'FT *** LIVING ROOM *** 24FT KITCHEN / FAMILY ROOM *** UTILITY ROOM *** CLOAKROOM *** THREE DOUBLE BEDROOMS ALL WITH INTEGRATED WARDROBES *** FAMILY BATHROOM WITH A SHOWER *** ATTIC ROOM / OCCASIONAL BEDROOM / OFFICE *** LARGE GARAGE *** OFF STREET PARKING FOR AT LEAST 6 CARS *** SPACE FOR A CARAVAN OR BOAT ***

VIEW FROM ENTRANCE



ENTRANCE HALL

Accessed through an obscure UPVC double glazed door with matching side panel, coved ceiling, two ceiling lights, radiator, doors to the living room, kitchen/family room, bedrooms one, two, three, family bathroom, and with large double doors opening to a very useful and good size cloak/storage cupboard off the hallway.



KITCHEN / FAMILY ROOM

24'9 x 12'6 (7.54m x 3.81m)

A fantastic size rear aspect room overlooking the rear garden with a UPVC double glazed door and matching side panels and a further large UPVC double glazed window, coved ceiling, ceiling spotlights, separate hanging light over the dining area, radiator, laminate wooden flooring, and an obscure UPVC double glazed door leading through to the utility room. The kitchen has been fitted with a range of base and eye level units with granite affect rolled edge work surfaces, inset one bowl stainless steel sink with an adjacent drainer and mixer tap, integrated stainless steel double oven with a matching stainless-steel gas four ring hob and extractor hood over, space and plumbing for a dishwasher, space for an under work-surface fridge or freezer, ample space for a dining room table and chairs.

LIVING ROOM

16'11 x 12'10 (5.16m x 3.91m)

Front aspect room with a very large UPVC double glazed window providing fantastic views across the neighbouring fields and farmland, with coved ceiling, ceiling light, radiator, two wall lights, television point.



CLOAKROOM

A rear aspect room with an obscure UPVC double glazed window, ceiling light, low level WC, wall hung wash hand basin and space and plumbing for a washing machine.

ATTIC ROOM/OCASSIONAL BEDROOM OR OFFICE

14'7 x 8'8 (4.45m x 2.64m)

A side aspect room with a UPVC double glazed window, vaulted ceiling, ceiling light.

MASTER BEDROOM

15'1 x 9'6 (4.60m x 2.90m)

A front aspect room with UPVC double glazed windows, coved ceiling, ceiling light, radiator, and built-in wardrobes.



UTILITY ROOM

10'4 (max) x 8'8 (max) (3.15m (max) x 2.64m (max))

A rear aspect room with UPVC double glazed door leading out to the rear garden, ceiling light, tiled flooring, radiator, stairs leading to the first-floor bedroom/office, and further doors to the cloak room and garage.

BEDROOM TWO

12'7 x 8'11 (3.84m x 2.72m)

A rear and side aspect room with UPVC double glazed windows, coved ceiling, ceiling light, radiator and built-in wardrobes, there is also a vanity unit incorporating a wash hand basin in the corner.



BEDROOM THREE

11'9 x 9 (3.58m x 2.74m)

A good size third bedroom with a front aspect UPVC double glazed window, coved ceiling, ceiling light, radiator and built-in wardrobes.

FAMILY BATHROOM

8'10 x 6'7 (2.69m x 2.01m)

A part tiled rear aspect room, with an obscure UPVC double glazed window, coved ceiling, ceiling spotlight, extractor fan, tiled flooring, vertical heated towel rail. Suite comprising of low-level WC, pedestal wash hand basin, panel enclosed bath, and a good size glazed and tiled step in shower enclosure with a wall mounted mains shower system over.



OUTSIDE

To the front of the property there is a lovely garden area, a paved terrace and walkway leading from the driveway up to the front door and there are two low maintenance shingle stone garden areas. The block paved driveway provides off street parking for at least four to five cars with an additional driveway to the side of the property which would be ideal for a caravan or a boat storage etc. There are two access points to the rear garden which is of a good size and certainly compliments the internal family living space. Split into three areas there is a large patio/paved terrace and alfresco dining area, a separate Astro Turf area with three railway sleeper style timber enclosed flower and shrub beds, and a further shingle stone area to the far right hand side.



REAR GARDEN

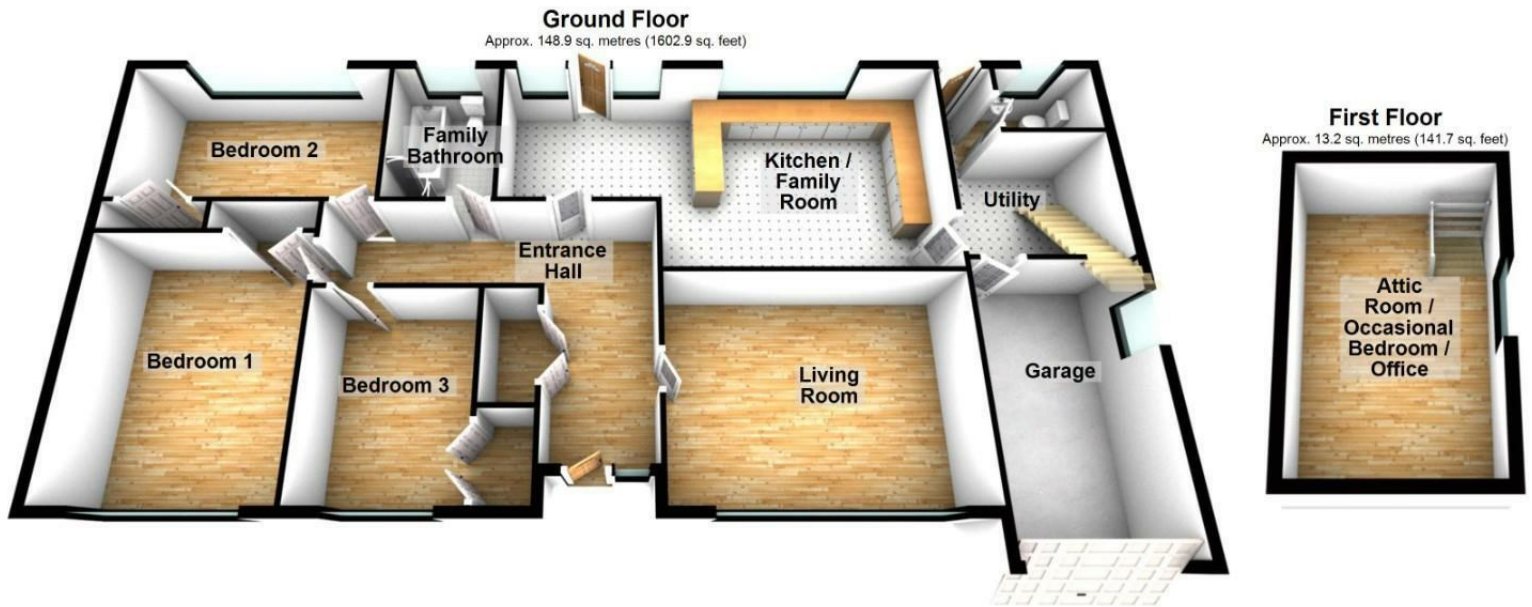


PLOT



LOCATION





Total area: approx. 162.1 sq. metres (1744.5 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		