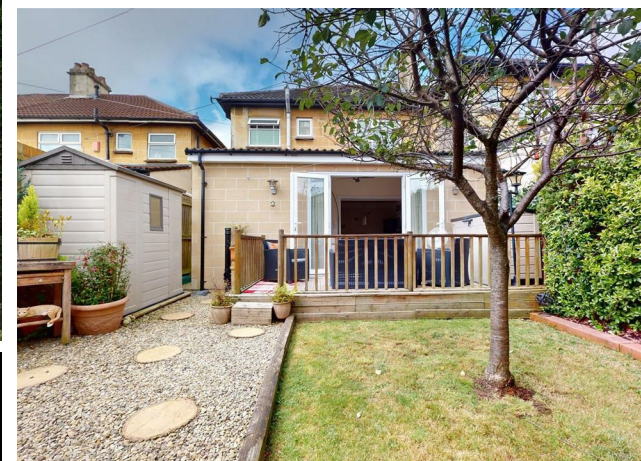




Wells Road, Whitchurch

£410,000

Nestled on Wells Road with convenient access to numerous transport links, this impressive semi-detached family residence offers an exceptional living experience. Thoughtfully extended to accommodate modern family life, this substantial property combines contemporary comforts with charming period features.

Upon entry, a welcoming entrance vestibule leads to an elegant entrance hallway, highlighted by an ornate stained glass door and surround. Oak flooring is featured throughout the ground floor, enhancing the sense of luxury and warmth. The ground floor boasts a well-appointed bay-fronted lounge featuring period-style fireplace with living flame gas fire for ease of use. The bespoke kitchen comes complete with integrated appliances, and the dining space, connected to the open-plan kitchen, breakfast room, and diner, features french doors that open across the back, seamlessly blending indoor and outdoor spaces—perfect for summer dining and entertaining. Additionally, there is a utility room and a convenient downstairs cloakroom.

Upstairs, you will find two double bedrooms with period-style fireplaces, all three bedrooms featuring stripped floorboards. The family bathroom offers a shower over a roll top freestanding bath. The rear garden is thoughtfully designed with areas of decking, gravel, and lawn, complemented by a shed and a pathway leading to the rear driveway, which has ample space for three cars.

This property also benefits from a private front garden, UPVC double glazing, gas central heating, and an abundance of period features, making it an ideal family home.

Lounge 14'5" into bay x 13'0" into recess (4.40 into bay x 3.97 into recess)

Kitchen/Breakfast Area 20'0" max x 12'4" (6.12 max x 3.76)

Dining Area 12'8" x 8'7" (3.88 x 2.63 )

Utility 9'9" x 2'11" (2.99 x 0.89)

Ground Floor Cloakroom 8'0" x 3'3" (2.46 x 1.01 )

Bedroom One 14'5" into bay x 13'0" into recess (4.41 into bay x 3.97 into recess)

Bedroom Two 12'3" x 11'6" (3.75 x 3.53 )

Bedroom Three 7'10" x 6'5" (2.39 x 1.96)

Bathroom 7'9" x 5'8" (2.38 x 1.73 )

Tenure Status - Freehold

Council Tax - Band C

- **Energy Rating - D**
  - **Driveway**
  - **Utility & Ground Floor Cloakroom**
  - **Immaculate**
  - **Open Plan Kitchen/Dining/Breakfast Room**
- **Three Bedroom Semi-Detached Home**
  - **Extended**
  - **Original Features**
  - **Side Access**
  - **UPVC Double Glazing & Gas Central Heating**



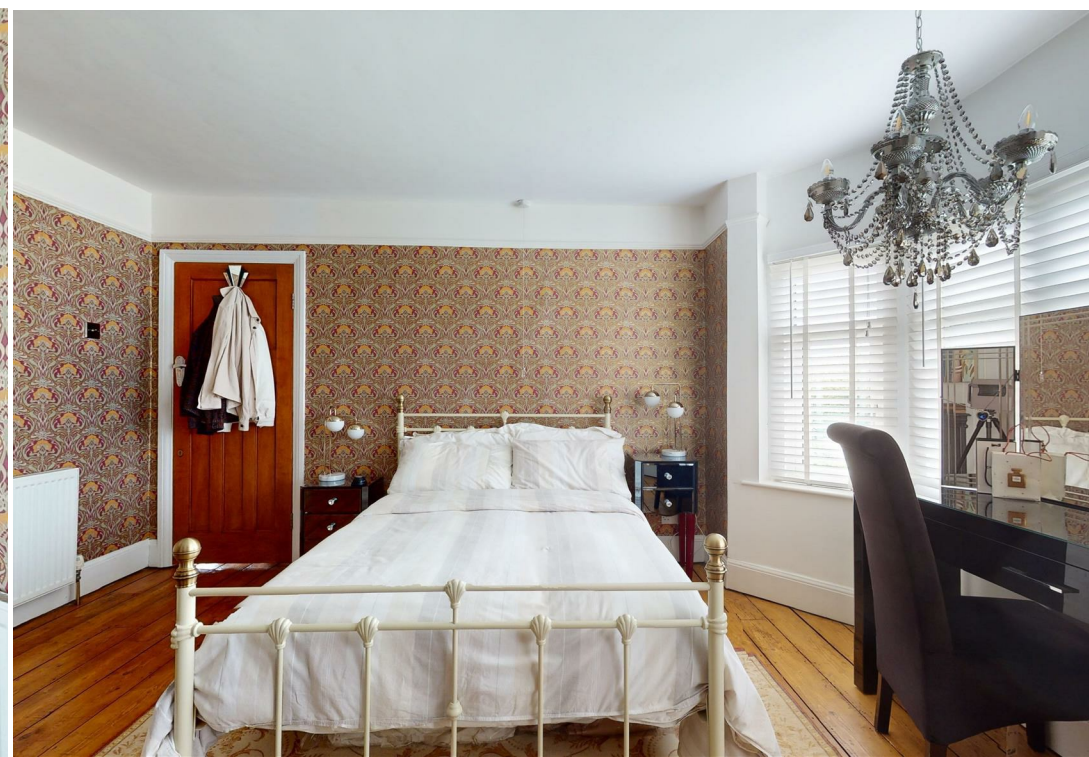


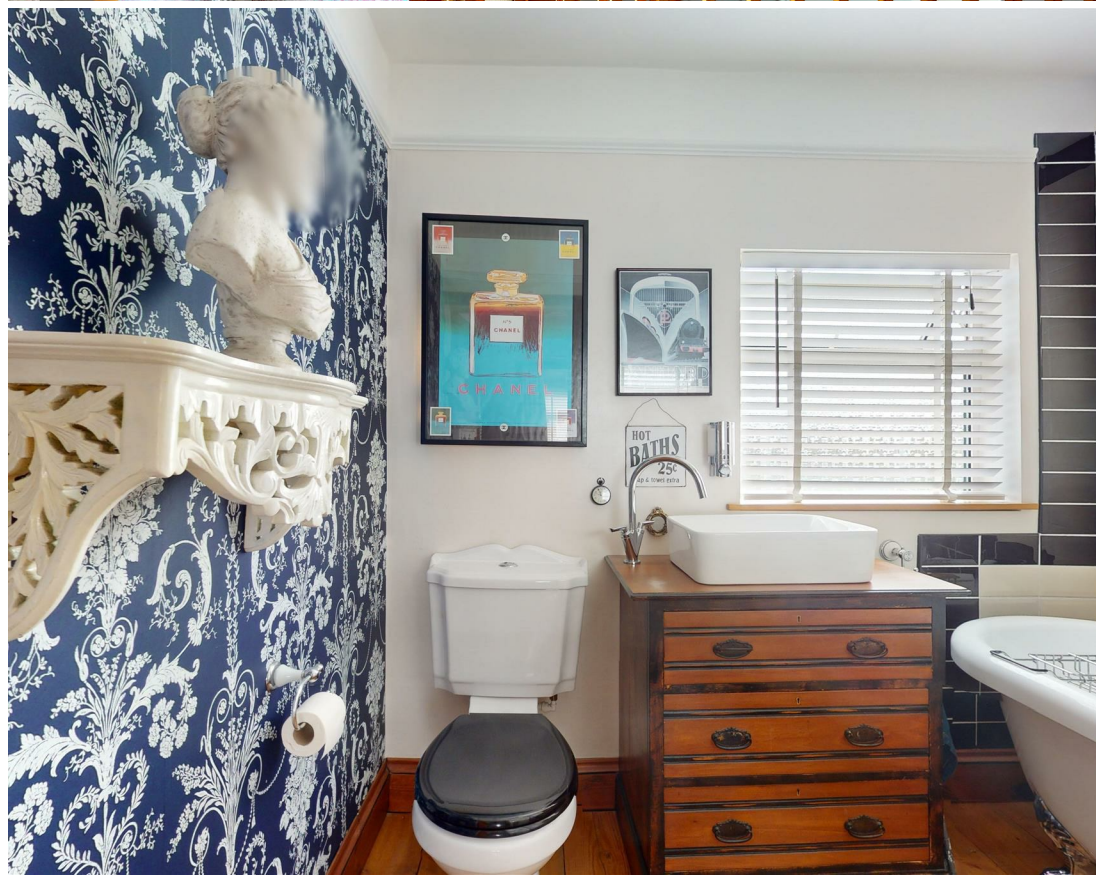
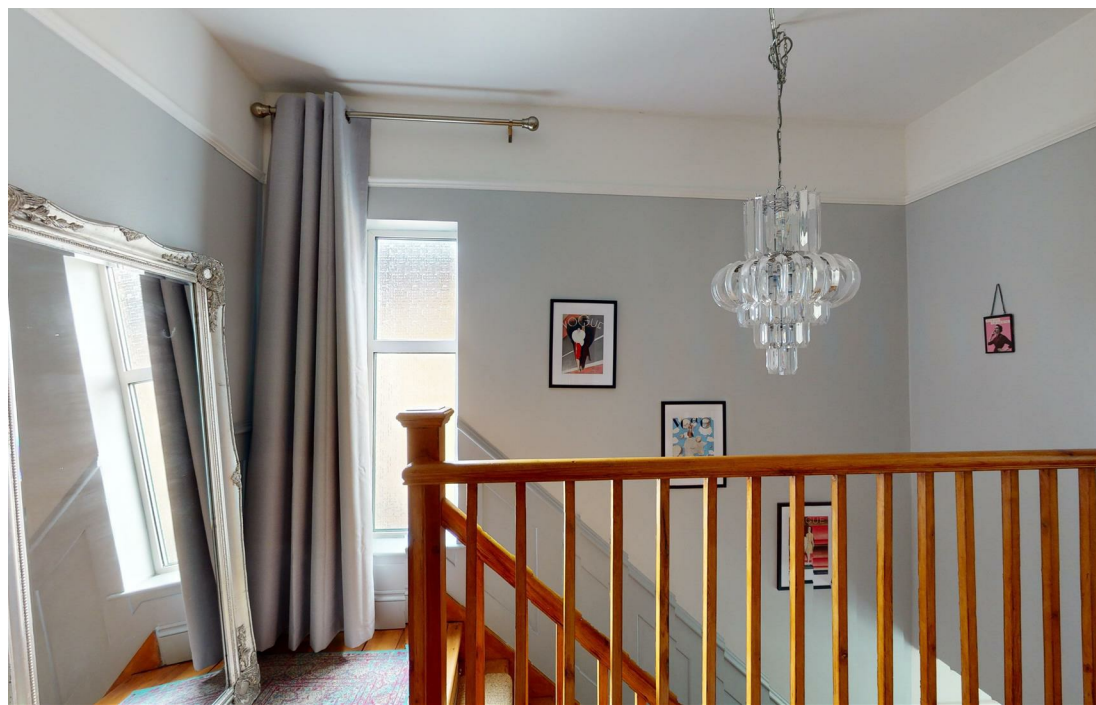








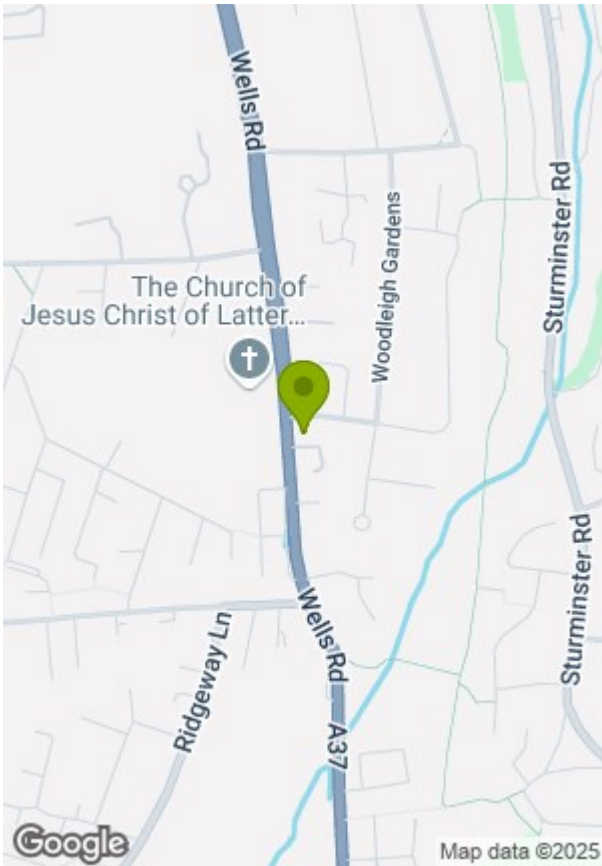








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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         | 82        | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            | 67                      |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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