



651 Wells Road, Whitchurch, Bristol BS14 9BE

£675,000

- **Energy Rating - D**
- **Four Bedrooms**
- **Garage & Driveway**
- **Dining Room With Bi-Fold Doors**

- **Extended 1930's Semi Detached**
- **Bay Fronted Living Room**
- **Separate Sitting Room**
- **Ground Floor Cloakroom**

This impressive and extended 1930s semi-detached family home offers over 1,700 sq. ft. of versatile accommodation and is ideally located on the A37 Wells Road, providing excellent access to Bristol city centre and local amenities.

The spacious entrance hall leads to a bright bay-fronted living room with a marble fireplace, and a separate sitting room featuring a log burner, opening through to a 16' dining area with skylights and bi-fold doors leading to the rear garden. The stunning fitted kitchen includes granite worktops and integrated appliances, while the adjoining utility area provides access to a convenient ground-floor cloakroom (formerly a steam/shower room, easily reinstated if desired).

Upstairs are three generous bedrooms and a beautifully presented family bathroom with underfloor heating. A second-floor master suite offers a full-width dormer, a luxurious en-suite, and far-reaching views across the city, including the Clifton Suspension Bridge.

The property has been thoughtfully maintained and improved by the current owners, with new windows and bi-fold doors fitted within the last 12 months, oak fire doors throughout, and a new garage door also installed in the past year.

The south-westerly facing rear garden is a real highlight, featuring a decked seating area, mature planting, and a lawned space ideal for relaxing or entertaining. There is driveway parking for several vehicles and a garage to the side.

A substantial and beautifully presented family home offering great space, style, and convenience — viewing is highly recommended.

Living Room 16'1" into bay x 12'5" max (4.91 into bay x 3.79 max)

Sitting Room 12'5" x 12'0" (3.79m x 3.66m)

Dining Room 16'1" x 12'5" (4.91 x 3.79)

Kitchen 10'11" x 8'4" (3.34m x 2.55m)

Bedroom Two 16'1" into bay x 9'8" (4.92 into bay x 2.96m)

Bedroom Three 12'3" x 12'0" (3.74m x 3.66m)

Bedroom Four 8'2" x 7'2" (2.50m x 2.20m)

Family Bathroom 7'3" x 5'11" (2.23m x 1.81m)

Master Bedroom / Loft Conversion 20'0" max x 13'11" (6.12 max x 4.26)

En-Suite Shower Room 7'9" x 6'3" (2.37 x 1.91)

Tenure Status - Freehold

Council Tax - Band D













