



**Hayes Drive, Wells, BA5 2GR.**

**welcome to**

**Hayes Drive, Wells.**

A beautifully presented and immaculate property providing comfortable family living within close proximity to the centre. Whilst situated in a popular residential area it provides: four bedrooms, kitchen/diner, enclosed rear garden, garage and off-street parking.



### Entrance Hall

Entrance hall with door to the front and radiator.

### Cloakroom

WC, hand wash basin and a double glazed window overlooking the side.

### Study

7' 10" x 6' 5" ( 2.39m x 1.96m )

Double glazed window overlooking the front and radiator.

### Kitchen/Lounge/Diner

22' 7" x 13' 7" ( 6.88m x 4.14m )

A large open plan Kitchen/Dining/Living space. Kitchen offers a selection of wall and base units with worktop and upstand, sink with drainer unit, 4 ring gas hob with extractor above, eye level double oven space for a dishwasher, integrated fridge freezer. There is also a large under stairs storage cupboard, space for a dining table and furniture and French doors to the rear garden.

### Landing

Landing space on the 1st floor with airing cupboard

### Bedroom One

Double glazed window to the front, built in storage, radiator and carpet flooring.

### En Suite

WC, Hand wash basin, shower cubical with tiled water prone areas, heated towel rail and extractor fan.

### Bedroom Four / Reception Room

Double glazed window to the rear, carpet flooring, and radiator.

### 2nd Floor Landing

Landing space on the 2nd floor with access to bedrooms and family bathroom.

### Bedroom Three

Double glazed window to the rear, carpet flooring, built in storage, and radiator.

### Bedroom Two

Double glazed window to the front, carpet flooring, built in storage, and radiator.

### Bathroom

Family bathroom with a bath with shower over, WC, hand wash basin, heated towel rail and partly tiled walls.

### Garden

A generous enclosed rear space, part patio area and part artificial lawn (offering a low maintenance solution) Gated side access to the driveway and rear access door into the garage.

### Garage

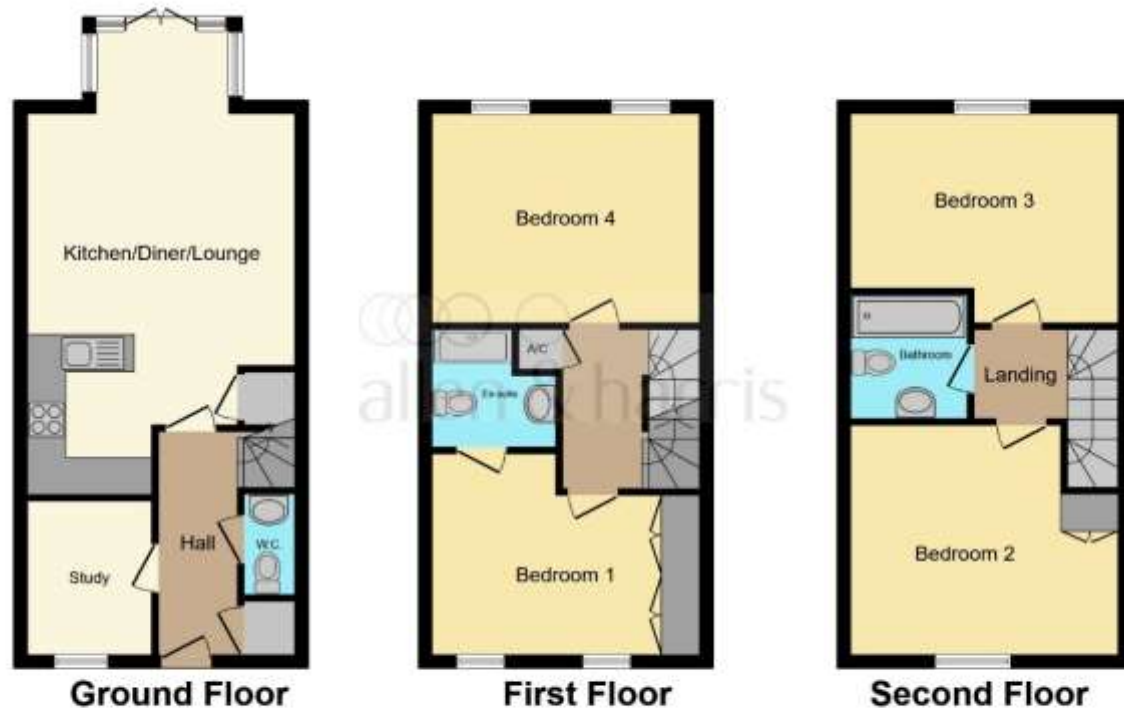
Up and over door, power and lighting. Suspended storage in the roof space. Access door to the garden.

### Parking

Driveway parking for one car.

### Services

The property is connected to mains water, mains drainage, mains gas, and mains electric. Council tax band D



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Hayes Drive, Wells.

- Semi Detached Family Home With An Open Plan Kitchen/Dining Room
- Enclosed Landscaped Rear Garden
- 4 Years NHBC Remaining
- Garage & Off Street Parking
- Additional Study Space Offering Flexible Accommodation

Tenure: Freehold EPC Rating: B

offers in excess of

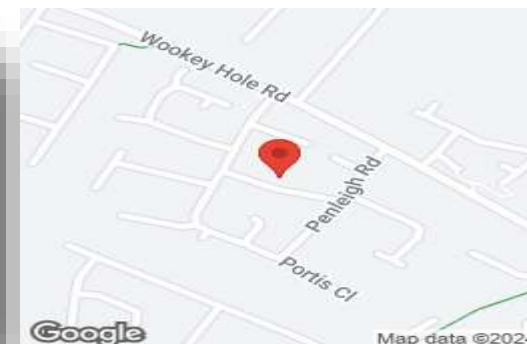
**£365,000**

## Location

The historic and picturesque City of Wells is the smallest City in England and is recognised for its beautiful period properties and historic buildings. Wells is located within beautiful countryside between the Mendip Hills (Area of Outstanding Natural Beauty) and the Somerset Levels. The City of Wells offers fantastic schooling options that are all commutable from the development including; St Cuthbert's CofE infant School, St Joseph & St Teresa Cathedral Primary School, Stoberry Park Junior School, Wells Blue School and private schooling includes Wells Cathedral School. Further private schools can be found locally at Downside School, Millfield School and All Hallows.

There is a variety of local amenities on hand such as a range of local shops, supermarkets, cafes, restaurants, banks. You can also find the local cinema, churches, leisure centre, golf course, Wells rugby and football club, Bishops Palace and Gardens, Wells Cathedral and local Churches. Wells also holds the very popular local market twice a week, on a Wednesday and Saturday.

Wells offers easy reach of major communications and infrastructure links with the A303 approximately 16 miles, Bath and Bristol are both located approximately 20 miles and the M5 can be found approximately 21 miles away.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WEL105716 - 0006

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