



96 Wookey Hole Road, Wells, BA5 2NQ

welcome to

Wookey Hole Road, Wells

An impressive four-bedroom family home in a particularly spacious plot enjoying a wonderful garden, open views over farmland to the rear and the city to the front, providing exceptionally presented interiors combining contemporary and character features. Generous driveway approach and double garage.





Ground Floor



First Floor

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

Entrance Hall

Study

Lounge

11' 3" x 11' 11" (3.43m x 3.63m)

Kitchen Dining & Family Room

22' 6" x 25' 4" (6.86m x 7.72m)

Utility Room

5' 11" x 7' 11" (1.80m x 2.41m)

Cloakroom

First Floor Landing

Main Bedroom

12' x 13' (3.66m x 3.96m)

En Suite Shower Room

Bedroom Two

10' 11" min x 11' 8" (3.33m min x 3.56m)

Bedroom Three

7' 11" x 11' 5" (2.41m x 3.48m)

Bedroom Four

8' x 8' 8" (2.44m x 2.64m)

Family Bathroom

7' 3" x 7' 10" (2.21m x 2.39m)

Outside

Front Garden

Rear Garden

Double Garage

18' 4" x 18' 7" (5.59m x 5.66m)

Driveway Approach

welcome to

Wookey Hole Road, Wells

- Detached Home Commanding a PRIVATE Elevated Position ** Stunning Views & Easy Access to City Centre
- Impressive Spacious & Stylish Interiors ** Lounge with Open Fireplace ** Separate Study / Home Office
- Outstanding Kitchen/ Dining Room ** Separate Utility Room** Cloakroom
- Four Double Bedrooms ** Principal Bedroom with Ensuite ** Family Bathroom
- Large, Mature Garden Backing onto Fields ** Southerly Facing Sun Terrace
- Double Garage & Driveway Approach with EV Charging
- Walking Distance to Wells High Street, Schools & Other Amenities.
- Sought After City Location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£875,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106060



Property Ref:
WEL106060 - 0003

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