

20 College Road | Wells | BA5 2TB

FREEHOLD

£695,000

PROPERTY SUMMARY

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Detached four bedroom family home positioned on one of Wells' most sought after roads, within walking distance of the city centre. Accommodation comprising; spacious entrance hallway, WC & utility/shower room, kitchen/breakfast room, living room, dining room and reception/bedroom four. The first floor comprises, master bedroom with ensuite bathroom and separate shower, two further double bedrooms and a family bathroom. The property sits on a generous plot with large front and rear gardens and benefits from ample off road parking including a garage.

ENTRANCE HALL

12'4" x 10'5" (3.76 x 3.18)

Wooden part glazed front door to spacious entrance hall. Panelled doors to living room, dining room, kitchen/breakfast room and utility/shower room, WC and reception room/bedroom four. Double radiator. Stairs rising to first floor with under stairs storage cupboard. Alarm panel.

LIVING ROOM

17'11" x 13'5" (5.46 x 4.09)

A spacious reception room occupying a rear elevation overlooking the garden. UPVC double glazed bay window to rear. Double radiator. The focal point of the room is the feature fireplace with inset electric flame effect fire. Television and telephone points.

DINING ROOM

12'6" x 11'4" (3.81 x 3.46)

Double aspect room with UPVC double glazed bay window to front elevation and UPVC double glazed window to side. Double radiator.

KITCHEN/BREAKFAST ROOM

13'5" x 11'5" (4.08 x 3.49)

A fully fitted kitchen with a range of wall, drawer and base units with wooden worksurfaces over. Display cabinets and breakfast bar area. Inset single bowl sink with drainer and mixer taps over. Tiling to splash prone areas. Integrated upright fridge/freezer and dishwasher. Range style cooker with five ring burner hob and stainless steel splash back. Tiled floor. Double radiator. Sliding door to walk-in pantry. Panelled door to side lobby. Downlighters. UPVC double glazed window to rear elevation, overlooking the garden.

SIDE LOBBY

Tiled floor with wooden part glazed door providing side access. Door to boiler room with tiled floor and wall mounted gas fired boiler. Glazed window to side elevation.



Sought After Central Location

Family Home

Four Double Bedrooms

Master Ensuite

Family Bathroom

Kitchen/Breakfast room

Two Reception Rooms

Garage and Ample Driveway Parking

Gas Central Heating

Good Size Front & Rear Gardens



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UTILITY/ SHOWER ROOM

9'10" x 5'6" (3.00 x 1.67)

UPVC double glazed obscured window to side elevation. Tiled floor. Double radiator. Laminate worksurface with washing machine and condensing tumble dryer. White pedestal wash hand basin with half height tiling. Shower cubicle with electric shower over.

DOWNSTAIRS WC

4'4" x 2'8" (1.33 x 0.82)

Tiled floor. White close coupled WC. UPVC double glazed obscured window to side elevation.

RECEPTION/ BEDROOM FOUR

11'11" x 11'11" (3.64 x 3.63)

UPVC double glazed bay window to front elevation. Built-in storage cupboard. Double radiator. A versatile reception room as can be used as an office for home working or for additional bedroom accommodation.

LANDING

18'3" x 5'0" (5.56 x 1.53)

Panelled doors to master bedroom, bedrooms two, three and family bathroom. UPVC double glazed window to front elevation, overlooking Wells Cathedral School grounds. Picture rail. Double radiator.

MASTER BEDROOM

14'4" x 13'3" (4.38 x 4.05)

UPVC double glazed window to side elevation. Roof window to rear. Double radiator. Built-in wardrobe with light connected, shelving and hanging rail. Downlighters. Panelled door to en suite.

ENSUITE

9'7" x 6'3" (2.93 x 1.90)

A white suite comprising close coupled WC, pedestal wash hand basin and panelled bath and separate shower cubicle with electric shower over. Tiling to splash prone areas. UPVC double glazed obscured window to side elevation. Double radiator. Wood effect vinyl flooring. Downlighters. Extractor.

BEDROOM TWO

13'5" x 12'11" (4.10 x 3.93)

UPVC double glazed window to side elevation. Roof window to rear. Double radiator. Built-in wardrobe with light connected, shelving and hanging rail. Downlighters.

BEDROOM THREE

13'0" x 12'0" (3.95 x 3.65)

UPVC double glazed windows to side and front elevation, overlooking the grounds of Wells Cathedral School. Double radiator. Downlighters.

FAMILY BATHROOM

12'2" x 7'3" (3.70 x 2.20)
UPVC double glazed obscured window to front elevation. White suite comprising close coupled WC, pedestal wash hand basin with mains shower over an airer screen. Complementary tiled areas. Extractor. Wood effect floor. Double radiator. Built-in line downlighters.

GARAGE

18'1" x 8'1" (5.50 x 2.47)
Up and over door to front. Connected. Pedestrian door to rear garden.

REAR GARDEN

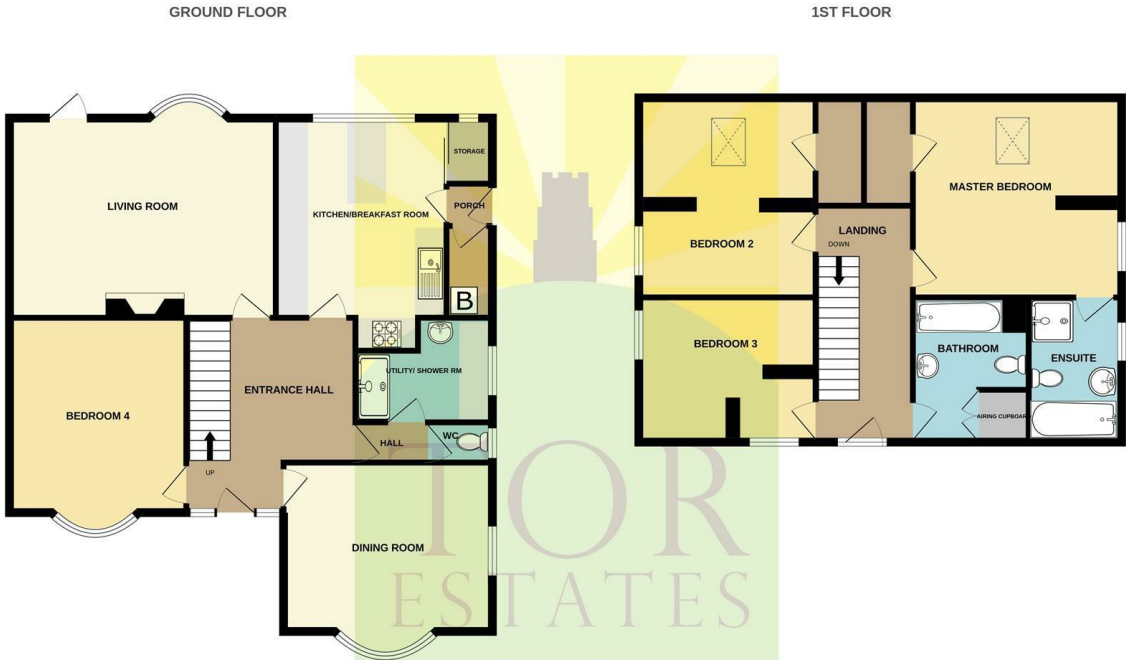
A good sized rear garden, rear with mature shrub and trees, central pathway. Access to side and pedestrian access to the side. Side access leading to the front garden.

FRONT OF PROPERTY

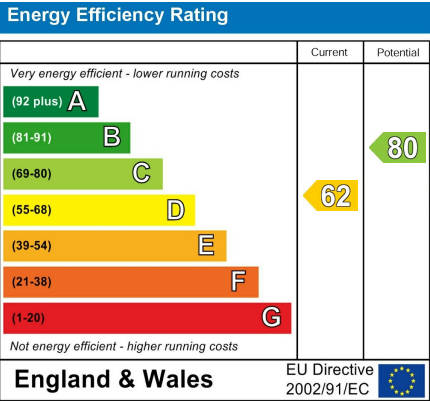
The property is approached from the front wall, with concrete driveway leading off road parking for two vehicles. Pathway leading to the front garden areas laid to lawn, well stocked with plant and shrub borders.

DISCLAIMER

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