

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



1 WILLSON CLOSE, WELLS, SOMERSET, BA5 1SX



**1 WILLSON CLOSE,  
WELLS, SOMERSET, BA5 1SX**

A handsome, detached, 4 bedroom home in a highly desirable location, a level walk from the centre of Wells.

This attractive double fronted house has a sitting room, dining room, bright kitchen/dining room, study and cloakroom. Upstairs there are 4 bedrooms, 2 with ensuite showers and a family bathroom.

Outside it has a front garden, enclosed, rear garden and to the side is a garage with off street parking for at least 3 vehicles.

It is worth noting that the house was constructed in 2016 and it has 2 years left of NHBC guarantee. It is also extremely energy efficient – EPC rating B.

**Guide Price £600,000**

**Location**

Willson Close is a very quiet cul de sac off Wand Road on the southern side of the City. The property is part of an attractive community centred around the Keward Brook wildlife corridor. Sports facilities, play areas and a tennis club at Cathedral Park are 5 mins walk away. Two supermarkets and the cinema are amongst other facilities within a 15 min walk and the famous Cathedral and Bishops Palace can be reached within 25 mins walk. Wells is well regarded for schooling, with The Blue School and Wells Cathedral School all within an easy reach.





### **Description**

A superb home in a quiet and convenient location. The house is a fabulous example of an exceptionally well cared for, contemporary property with neutral décor, quality fittings and tasteful touches. It is wonderfully economical to run and is ready and waiting for a new owner to take over the reins.

### **Accommodation**

A central front door opens to an attractive and spacious entrance hall which provides access to all the ground floor rooms. On the left is a cupboard and a recess on the right offers plenty of space for hanging coats. Also on the right is the dining room which has a window overlooking the front garden. The kitchen next door, is a bright and welcoming room with sleek white units, a stylish and practical grey Silestone worksurface. Floor to ceiling windows and French doors flood the room with natural light at the rear and there is under unit lighting for the evenings. It has an integrated gas hob, extractor, eyelevel double ovens, fridge/freezer, dishwasher and space for a washing machine. This generous, bright room also has plenty of space for a table and chairs.

The sitting room has similar large windows and French doors out to the rear garden, again this is a bright and sunny room. The hallway passes the stairs, under which there is another useful cupboard. To the right is the downstairs cloakroom and beside this a study.

Upstairs there are 4 bedrooms, a family bathroom and an airing cupboard. The principal bedroom has a fitted, walk-through dressing room, and ensuite shower room. To further set this property apart a second bedroom also has an ensuite shower room.





### Outside

To the front is an attractive low maintenance garden. A block paved drive to the west provides plenty of space for parking and the garage is located at the end. A wooden pedestrian gate leads to the rear garden where there is a paved terrace adjacent to the house. The rest of the rear enclosed garden is a combination of well stocked floral beds and gravel paths. The beds have been planted with a variety of shrubs and flowers, which will deliver colour in all seasons. An archway leads to a discreet corner in the southwest of the garden, here there is a lean-to greenhouse and an espaliered apple tree.

### Tenure and other points

Freehold. Mains electricity, water, drainage and gas. Council Tax band F. Excellent energy efficiency with an EPC rating B.

### Directions

From the Wells direction take the A39 Glastonbury Road towards Glastonbury. Take the first left into Wand Road and follow left where the road forks. Continue over a bridge and take the first right into Willson Close. The house is the first on the left and the drive is to the right of the house.

### About the area

Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including the Cathedral and moated Bishops Palace and gardens. There are four major supermarkets on the edge of the city. Wells Leisure Centre has the usual facilities of gym and swimming pool to add to Wells Rugby Club, Tennis club, Bowling club and Golf course. Throughout the year Wells hosts festivals for Music, Literature, Art and Food, and has twinned links with Burgundy, the Rhineland and Northern Italy. There are many societies and clubs for those who would like to join a diverse social community.

The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. There are excellent state & independent schools in the area which include several good primary schools, Wells Blue School, Strode College, Wells Cathedral School, Downside, All Hallows and Millfield.

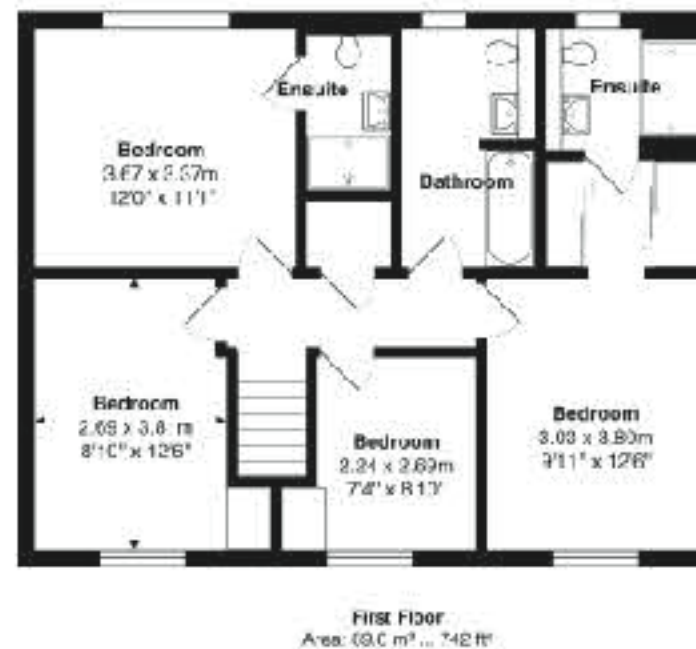
Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35 minutes drive away.





## 1 Willson Close, Wells

Approximate gross internal floor area of main building - 139.5 m<sup>2</sup> / 1,501 ft<sup>2</sup>



**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.



