



11 Monument Close, Wellington

Wellington

£372,000



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Open House *** 11.30/12.30 - 11th July***Spacious four-bed detached home in quiet Wellington cul-de-sac. Modern kitchen, two bathrooms, garage, enclosed garden.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:

- Spacious four-bedroom detached family home
- Large private rear garden ideal for entertaining and family use
- Garage and driveway parking
- Two bathrooms including a ground floor bathroom with bath and first floor shower room
- Separate lounge and dining room providing versatile living accommodation
- Situated within a quiet residential cul-de-sac
- Excellent access to the M5 motorway for commuting
- Close proximity to Wellington town centre and local amenities
- Nearby reputable primary and secondary schools
- Convenient access to countryside walks and Somerset surroundings
- Open House - 11.30 - 12.30 - Friday 10th July



Garage

16' 3" x 10' 0" (4.95m x 3.05m)

The property benefits from a garage providing useful storage or parking space, alongside additional driveway parking.

Kitchen

10' 10" x 6' 11" (3.30m x 2.10m)

A practical and well-arranged kitchen offering ample worktop and storage space, ideal for day-to-day family living and meal preparation. The room benefits from a functional layout with space for appliances.

Dining room

14' 6" x 11' 9" (4.42m x 3.57m)

A spacious dining area providing an excellent space for family meals and entertaining guests, with flexibility for modern family living.

Lounge

14' 6" x 11' 3" (4.42m x 3.43m)

A bright and welcoming lounge offering generous proportions and a comfortable atmosphere, ideal for relaxing and entertaining.

Bathroom 1

5' 9" x 3' 2" (1.75m x 0.96m)

A practical ground floor bathroom fitted with a bath, wash basin, and WC, providing convenient facilities for family living.

Principal Bedroom

14' 4" x 10' 4" (4.38m x 3.15m)

A spacious principal bedroom offering a comfortable and relaxing retreat within the home, featuring ample space for freestanding furniture alongside a fitted wardrobe with contemporary sliding doors.

Bedroom 2

10' 3" x 7' 9" (3.13m x 2.37m)

A versatile bedroom ideal for use as a child's bedroom, guest room, or home office.

Bedroom 3

10' 3" x 7' 9" (3.13m x 2.37m)





REAR GARDEN

The enclosed rear garden provides a large, private outdoor space ideal for entertaining, dining, or family enjoyment, with space for planting and seating areas.

DRIVEWAY

3 Parking Spaces

Garage and driveway parking

GARAGE

OFF STREET



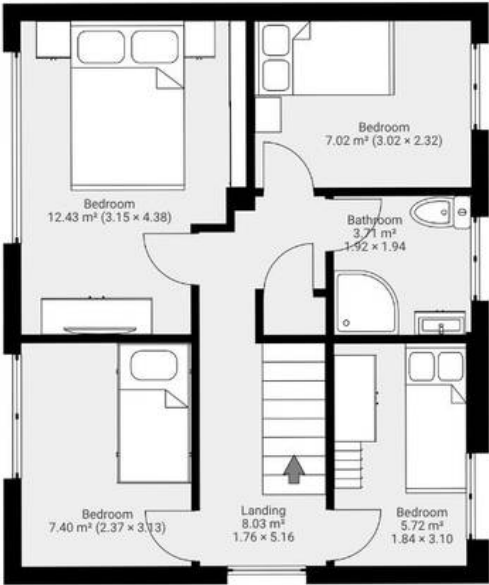
▼ Ground Floor

TOTAL AREA:75.07 m²-LIVING AREA:58.99 m²-ROOMS:11



▼ 1st Floor

TOTAL AREA:44.73 m²-LIVING AREA:44.73 m²-ROOMS:7



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