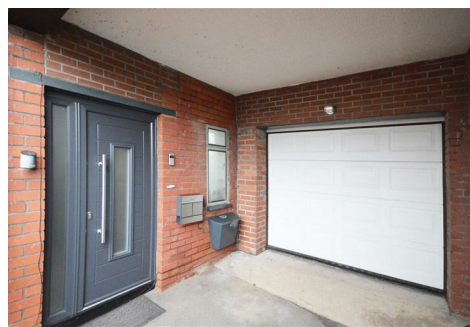




580 Wells Road, Bristol, BS14 9BD

£759,500

This immaculate detached, extended home with four double bedrooms is offered ****for sale**** in a sought-after part of Bristol, providing well-balanced accommodation ideal for families. Dating from the 1920s, the property retains character features while offering modern comforts.

The ground floor includes a formal sitting room with bay window and feature fireplace, plus a separate lounge and dining room, offering flexible reception space. There is also an office/playroom, providing a useful area for home working or children. The stunning kitchen features marble worktops there is also a practical boot room and a ground-floor utility/shower room.

Upstairs, there are four generous double bedrooms, offering comfortable accommodation for family living. The home has an EPC rating of D and falls within Council Tax Band E.

Externally, the property benefits from a large garden, a driveway with parking for up to six vehicles and a tandem garage, providing extensive parking, storage options and further scope to convert (STPP).

Entrance Hall

15'8" x 5'10" (4.80 x 1.80)



Boot Room

12'10" x 3'1" (3.93 x 0.96)

Formal Sitting Room

18'8" x 15'9" max (5.71 x 4.82 max)



Utility / Shower Room

9'10" x 8'2" (3.00 x 2.51)



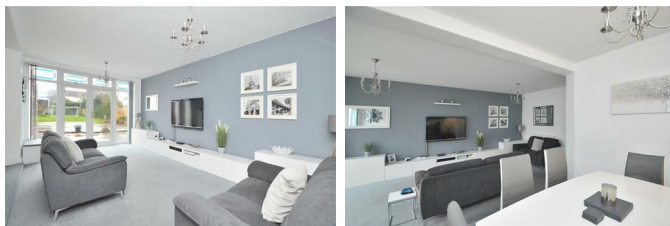
Kitchen

15'11" x 13'7" (4.86 x 4.16)



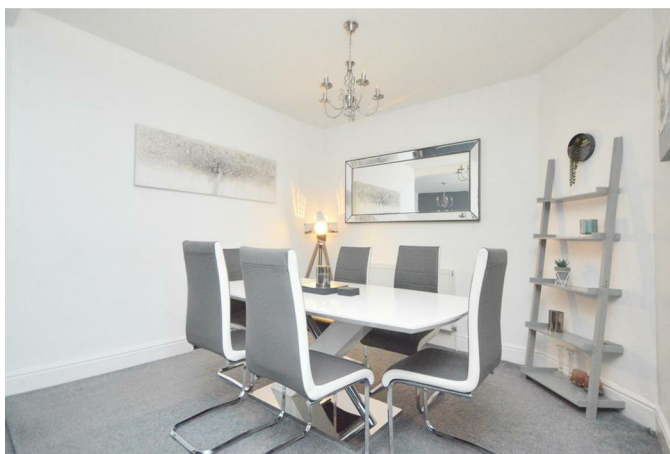
Living Area

21'1" x 11'11" (6.44 x 3.64)



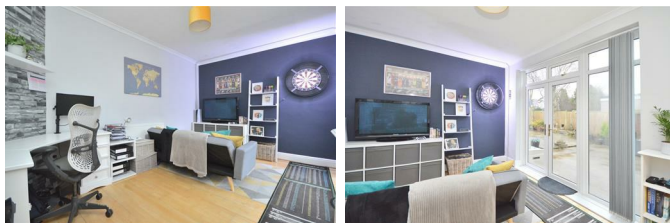
Dining Area

10'10" x 9'11" (3.31 x 3.03)



Office / Playroom

15'8" x 10'0" (4.79 x 3.06)



First Floor Landing



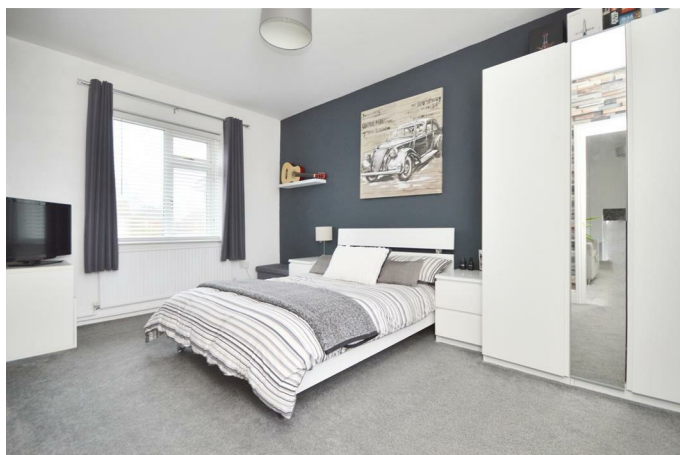
Bedroom One

14'10" x 12'10" (4.54 x 3.93)



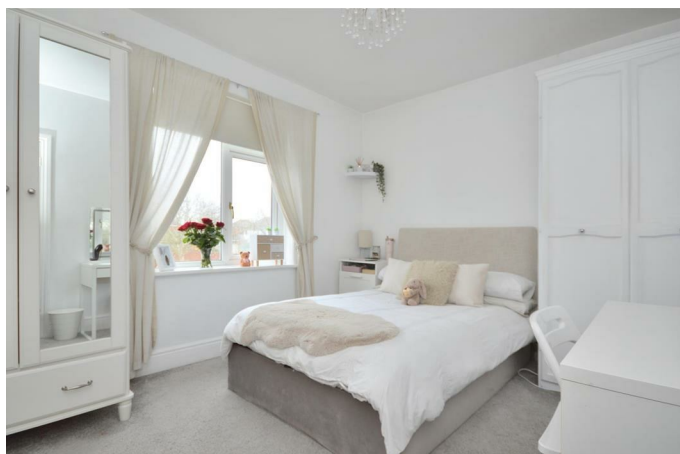
Bedroom Two

14'11" x 9'6" (4.56 x 2.92)



Bedroom Three

11'7" x 9'11" (3.55 x 3.04)



Bedroom Four

10'1" x 9'9" (3.08 x 2.99)



Bathroom

11'10" x 6'9" (3.61 x 2.07)



Outside

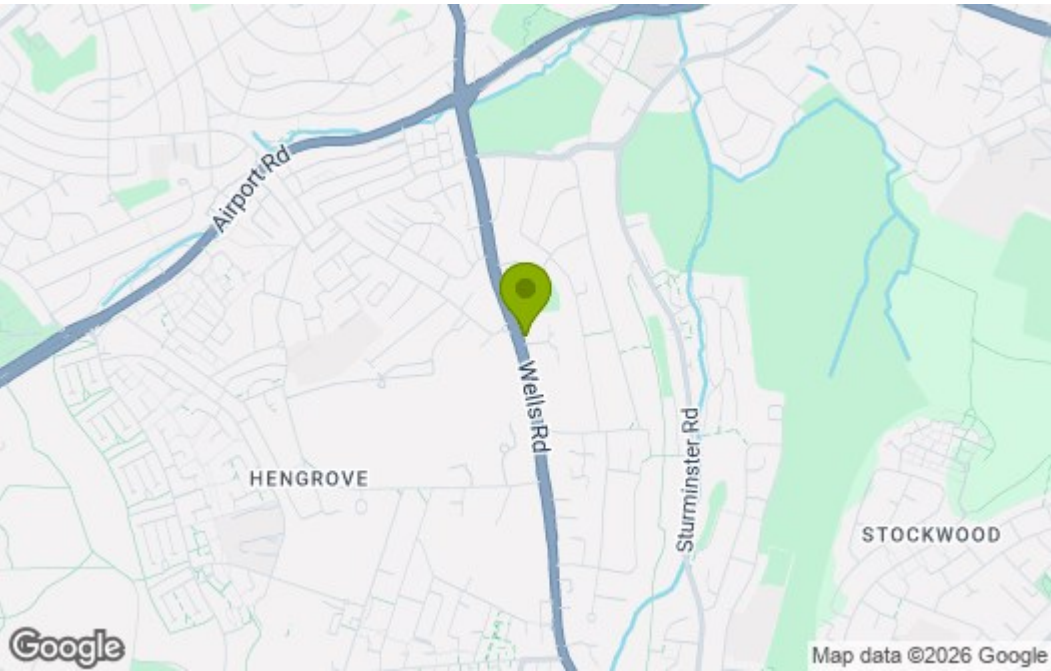


Garage

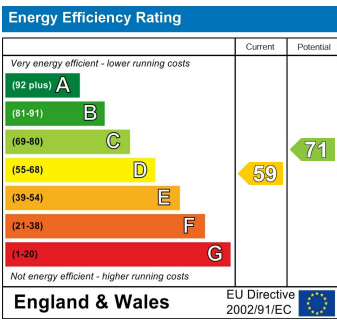
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.