



426 Wells Road, Bristol, BS14 9AF

£725,000

This substantial seven-bedroom detached house is offered ****for sale**** in the Wells Road area of Bristol, providing generous and versatile family accommodation over three floors.

The ground floor features a sitting room with bay window, wood floors and a feature log burner stove, with an archway through to the dining area, creating an open yet defined reception space. To the rear, a generous UPVC double-glazed conservatory overlooks the garden. A ground floor WC adds practicality. An additional reception room/office links to a utility room and provides a courtesy door to an attached single garage, offering useful space for home working or flexible living.

The kitchen includes a breakfast area, creating a central hub for day-to-day family use. On the upper floors there are seven bedrooms in total: six doubles and one single. Five double bedrooms are located on the first floor, with a further double and a single on the third floor, the top floor having limited head height. One bedroom benefits from built-in wardrobes. There are two bathrooms serving the property. The EPC rating is D and the council tax band is E.

Porch
Hallway



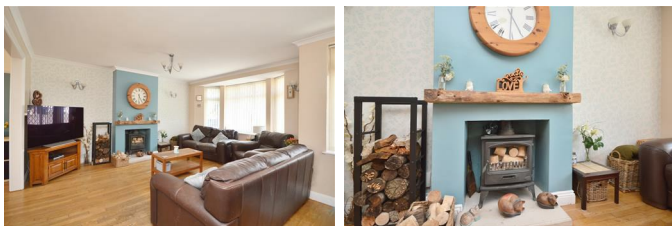
Kitchen / Breakfast
14'5" x 11'0" (4.40 x 3.37)



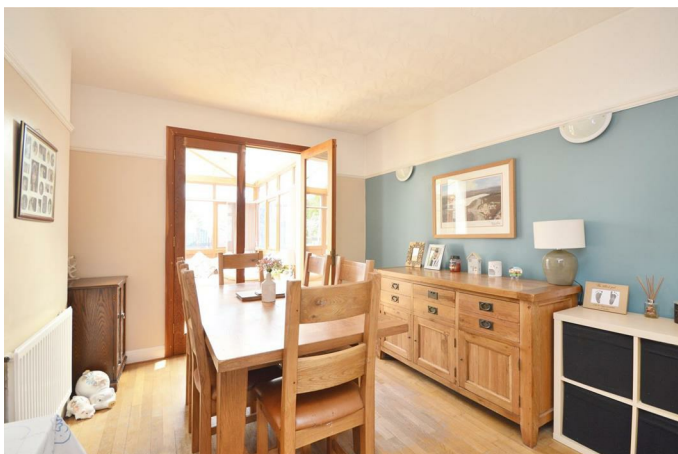
Conservatory
23'7" x 10'6" (7.19 x 3.22)



Sitting Room
17'6" x 16'3" (5.35 x 4.96)



Dining Room
11'7" x 11'3" (3.55 x 3.43)



Ground Floor WC



Office / Family Room
16'0" x 9'10" (4.88 x 3.00)



Bedroom One
14'10" x 12'5" (4.53 x 3.80)



Utility Room
9'7" x 7'1" (2.94 x 2.18)



Bedroom Two
11'9" x 11'1" (3.59 x 3.39)



First Floor Landing



Bedroom Three
11'3" x 10'10" (3.45 x 3.32)



Bedroom Four

11'8" x 9'8" (3.58 x 2.97)



Shower Room

7'0" x 3'10" (2.15 x 1.18)



Bedroom Five

11'3" max x 9'11" (3.45 max x 3.04)



Separate WC

Second Floor

Bedroom Six

15'4" max x 11'9" max (4.69 max x 3.60 max)



Family Bathroom

10'2" x 7'0" (3.12 x 2.15)



Bedroom Seven

11'9" max x 9'10" max (3.60 max x 3.00 max)



Outside



Detached Double Garage

31'4" x 16'11" (9.56 x 5.17)

Workshop

16'11" x 6'7" (5.17 x 2.02)

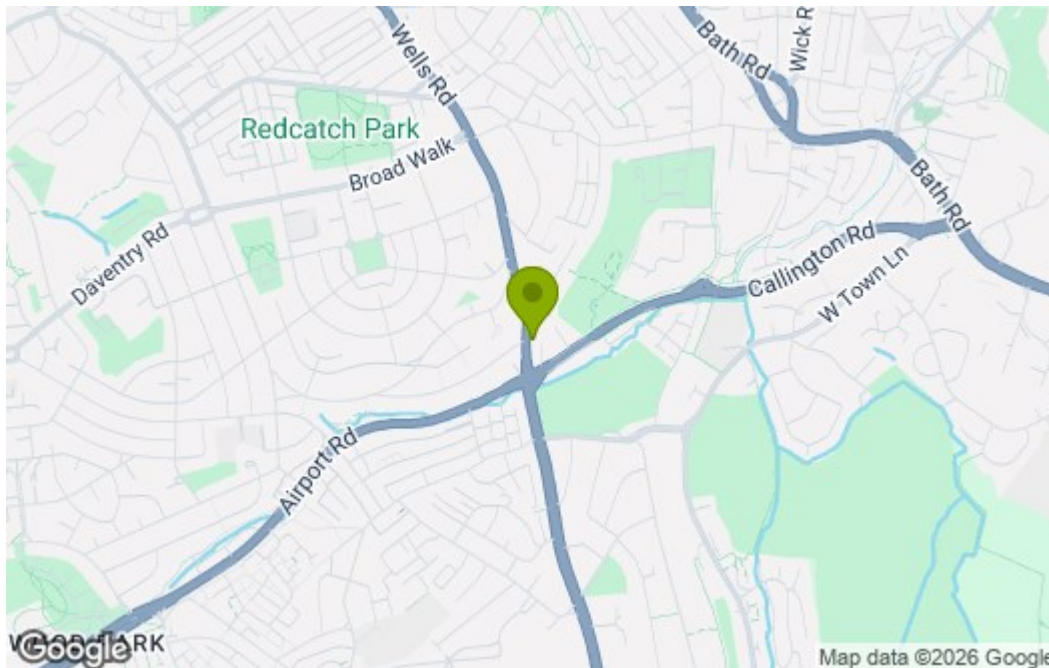
Attached Side Garage

23'9" x 8'3" (7.26 x 2.54)

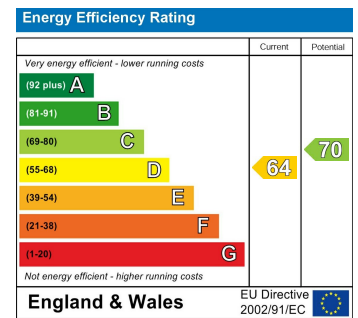
Floor Plan



Area Map



Energy Efficiency Graph



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