



## 744 Wells Road, Bristol, BS14 0PA

**£535,000**

This four-bedroom detached house is offered for sale in an immaculate condition in the BS14 area of Bristol, built in 2021 with an EPC rating of B and council tax band E. Set on a corner plot, it provides a deceptive amount of space, making it well suited to families.

The ground floor features a good-size hallway with generous storage, a sitting room with bay window, and a separate playroom/study. A ground floor WC and utility room complement the open-plan kitchen/diner, which benefits from natural light and overlooks the rear garden, creating a practical space for everyday living and entertaining. Outside, there is a private garden, a good-size driveway and a single garage, along with owned solar panels.

Upstairs, there are four double bedrooms. Two have built-in wardrobes and en-suite facilities, while a further double bedroom also includes built-in wardrobes, and the remaining double bedroom offers flexible use for guests, children or home working. There is also a sizeable loft space with a drop down ladder and lighting.

### Entrance Hall



### Utility

11'7" x 5'2" (3.55 x 1.58)



### Sitting Room

17'10" max x 11'7" (5.44 max x 3.55)



### Ground Floor WC

5'9" x 4'3" (1.77 x 1.30)

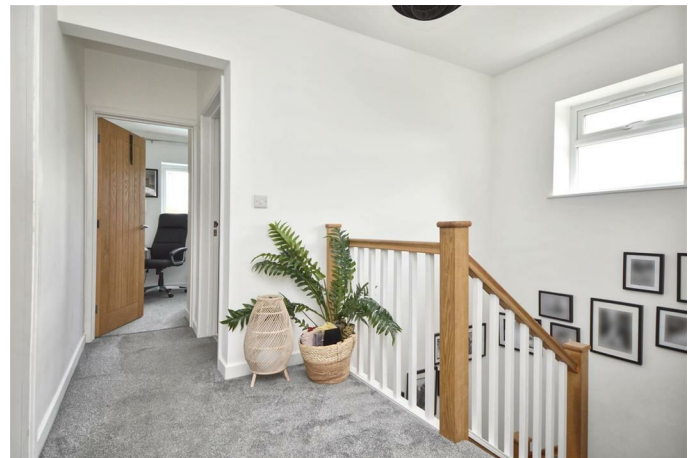


### Study / Playroom

8'0" x 7'0" (2.44 x 2.14)



### First Floor Landing



### Kitchen / Diner

23'0" x 12'9" max (7.03 x 3.91 max)



### Bedroom One

19'3" x 11'7" (5.88 x 3.55)



### Bedroom Two

15'11" x 11'7" (4.87 x 3.55)



### En-Suite

5'10" x 5'0" (1.80 x 1.53)



### En-Suite

5'10" x 4'11" (1.80 x 1.50)

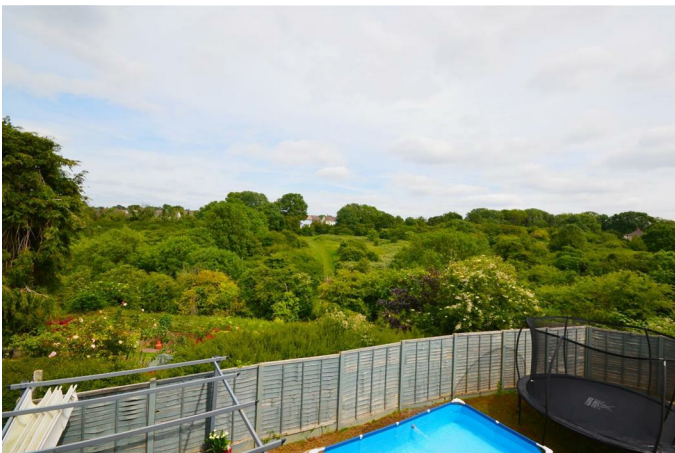


### Bedroom Three

11'1" x 8'0" (3.39 x 2.44)



### View To Rear



### Bedroom Four

11'3" x 8'6" (3.43 x 2.60)



### Family Bathroom

7'10" x 5'6" (2.40 x 1.68)



### Outside



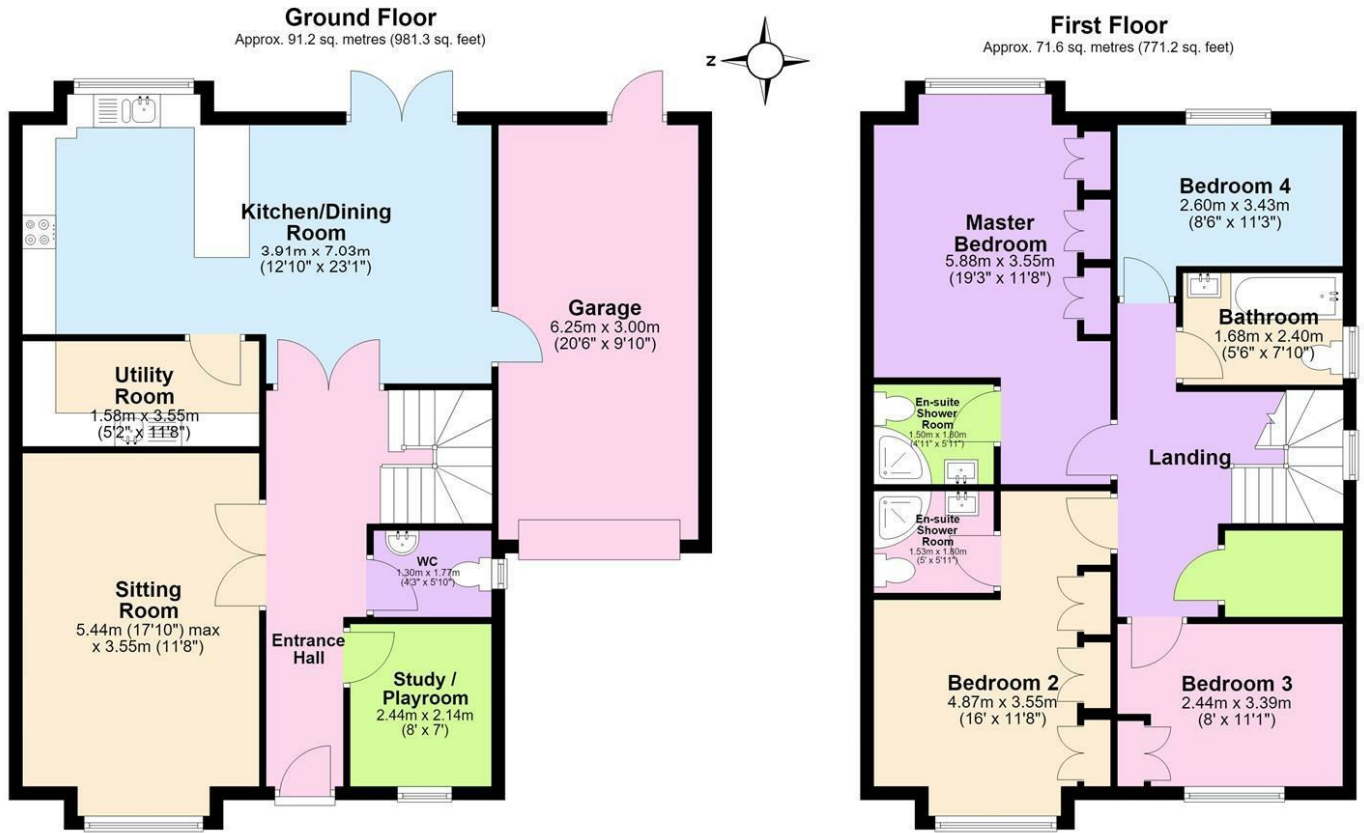
### Garage

20'6" x 9'10" (6.25 x 3.00)

### Drone Photos

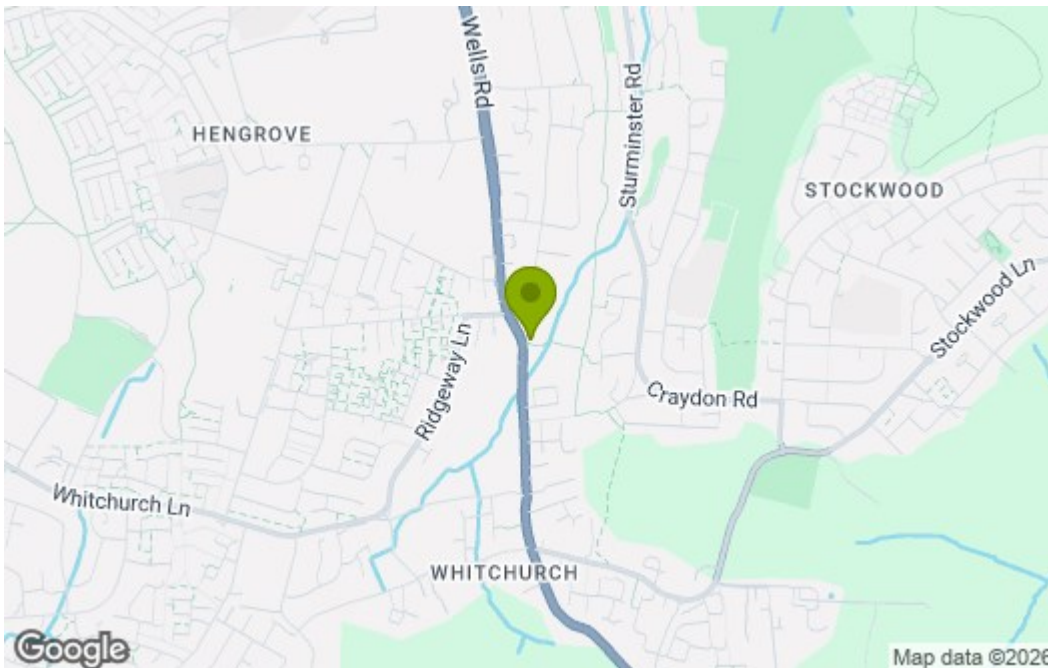


## Floor Plan

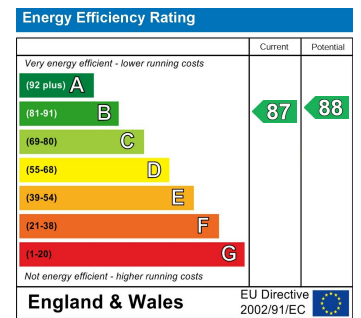


Total area: approx. 162.8 sq. metres (1752.4 sq. feet)  
**744 Wells Road, Bristol**

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.