

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 64                      | 75        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Wells Road, Bristol, BS14

Approximate Area = 1648 sq ft / 153.1 sq m  
 Outbuildings = 251 sq ft / 23.3 sq m (excludes storage shed)  
 Total = 1899 sq ft / 176.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1417572



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# DAVIES & WAY

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643 Wells Road, Whitchurch, Bristol, BS14 9BE



Guide Price £784,000

An excellent example of a recently extended and improved, four double bedroom detached home that sits within substantial gardens.

- High quality accommodation
- Detached
- Lounge
- Ground floor bedroom
- Ground floor bathroom
- Breathtaking kitchen/dining/family room
- Three first floor bedrooms
- Family bathroom
- Off street parking
- Substantial gardens measuring 200' (61m) in length



# 643 Wells Road, Whitchurch, Bristol, BS14 9BE

Having undergone an extensive programme of high quality renovation and extension, this impressive double bay fronted four double bedroom detached home offers spacious and highly versatile accommodation finished to an exceptional standard, all set within generous grounds.

Internally, the ground floor is entered via a welcoming entrance hallway incorporating a fitted workspace, with stairs rising to the first floor and doors leading to the principal living accommodation. This includes a bay fronted lounge featuring an eye catching electric fireplace, alongside a stunning open plan kitchen/dining/family room measuring 6.4m x 5.8m. This outstanding space boasts a bespoke fitted kitchen with a range of integrated appliances and a centrepiece island, complemented by a striking lantern roof light and full width bi-folding doors that flood the room with natural light and provide seamless access to the garden. A snug seating area and access to a useful utility room further enhance the practicality of this space. The ground floor is completed by a versatile double bedroom, ideal as guest accommodation or an additional reception room, together with a luxurious four piece bathroom featuring a freestanding bath and walk in shower. To the first floor, the property offers three double bedrooms, two benefiting from large bay windows that create bright and airy interiors, while another enjoys far reaching views. A high quality family shower room completes the internal accommodation.

Externally, the front of the property has been landscaped for ease of maintenance and is predominantly laid to hardstanding, accessed via a dropped kerb and providing generous off street parking. The rear garden measures approximately 61m ('200') in length and enjoys a sunny south westerly aspect. It features a level lawn, well stocked flower beds, multiple patio areas ideal for entertaining, a detached garden office/gym and several outbuildings.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 4.6m x 2.2m (15'1" x 7'2" )

Dual obscured double glazed windows to side aspect, radiator, power points, understairs storage cupboard, inset office benefitting from power and lighting, stairs rising to first floor landing, doors leading to rooms.

#### LOUNGE 4.8m x 3.6m into bay (15'8" x 11'9" into bay)

Double glazed bay window to front aspect, feature electric fireplace with space for built in television and sound bar, radiator, power points.

#### SNUG 3.6m x 2.8m (11'9" x 9'2")

Radiator, power points, opening leading to kitchen/dining/family room.

#### KITCHEN/DINING/FAMILY ROOM 5.9m x 5.9m (19'4" x 19'4" )

Oversized double glazed lantern light to roofline, double glazed bi-folding doors to rear aspect overlooking and providing access to rear garden. Bespoke built high quality kitchen comprising range of soft close, wall and base units, Quartz work surfaces, inset wash hand basin with mixer tap over, range of integrated appliances including double electric oven, five ring gas hob with extractor fan over, wine cooler and space and plumbing for American style fridge/freezer. Walk in pantry cupboard, centrepiece island with inset breakfast bar. Quartz splashbacks to all wet areas, power points, ample space for family sized dining table, radiators, door leading to utility room.

#### UTILITY ROOM 2.6m x 2.1m (8'6" x 6'10")

Double glazed doors to rear aspect overlooking and providing access to rear garden, skylight to roofline, range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space, power and plumbing for washing machine, tumble dryer and dishwasher, power points, splashbacks to all wet areas.

#### BEDROOM THREE 4.3m x 3.8m into bay (14'1" x 12'5" into bay)

Double glazed bay window to front aspect, radiator, power points.

#### BATHROOM 3.6m x 2m (11'9" x 6'6" )

Obscured double glazed window to front aspect, skylight to roofline. Luxury four piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, walk in shower with dual head shower off mains supply over and freestanding bath with mixer tap over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 2.5m x 1.5m (8'2" x 4'11" )

to maximum points. Double glazed window to rear aspect overlooking rear garden, radiator, power points. Doors leading to rooms.

#### BEDROOM ONE 4.3m x 3.9m into bay (14'1" x 12'9" into bay)

Double glazed bay window to front aspect, radiator, power points.

#### BEDROOM TWO 4.8m x 3.4m into bay (15'8" x 11'1" into bay)

Double glazed bay window to front aspect, built in wardrobes, radiator, power points.

#### BEDROOM FOUR 2.9m x 2m (9'6" x 6'6" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### FAMILY SHOWER ROOM 2.1m x 1.9m (6'10" x 6'2" )

Obscured double glazed window to side aspect, access to loft via hatch, contemporary three piece suite comprising wash hand basin with mixer tap over, low level WC and walk in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Lower maintenance front garden mainly laid to hardstanding that's accessed via a dropped kerb and provides ample parking, shrub boundaries, path leading to front door.

#### REAR GARDEN

Generous rear garden measuring 61m ('200') in length that faces a sunny south, westerly aspect, mainly laid to a level lawn with fenced boundaries, a selection of well stocked flower beds and small trees and two outbuildings. The garden further benefits from a timber shed measuring 2.5m x 1.7m (8'2" x 5'6") that benefits from power and lighting, a greenhouse and raised vegetable plot.

#### GARDEN OFFICE/GYM 5.5m x 2.5m and (18'0" x 8'2" and )

Double glazed patio door to the side aspect and pedestrian door to the rear aspect that leads to the rear garden, benefiting from power, lighting and external water supply.

#### TENURE

This property is freehold.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

#### ADDITIONAL INFORMATION

The property is in a coal mining area for which it is recommended a mining report is obtained. There are historic covenants on the property.

The rear of the garden backs onto a former school playing fields which is in the process of being developed into residential houses. More details available on the Bristol planning portal ref: 26/10055/COND.

Local authority: Bristol City Council

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside O2, EE and Vodafone - all likely available (Source - Ofcom).

