



106 Wellsway, Bristol, BS31 1JB

Offers In The Region Of

Situated on the ever popular Wellsway, this home offers a substantial, modern, living space (spanning circa 2,500 sq ft) additionally boasting a generous driveway enough for six cars with double gated entrance, south facing rear garden and breath taking views over the River Chew and beyond.

You are welcomed into this fabulous home via the expansive entrance hall, this space itself has custom storage for coats and shoes alongside providing access to a number of rooms situated on the ground floor.

To your left is the first of potentially six bedrooms however a number of these could be used for a variety of reasons to suit; Home Office, Play Room, Storage or perhaps a second sitting room.

This is the case for the two other rooms located off the main hallway, one of which is currently used as a home office/study, the other room has traditionally been a bedroom but has proved its versatility over the years alongside a growing family.

At the rear of the property we find the heart of the home, the superb kitchen diner. This space is perfect for hosting friends and family alike, benefitting granite worktops, rangemaster oven, integrated appliances alongside the central island with breakfast bar and

second oven meaning you will never fall short of cooking space at Christmas.

Adjacent to the kitchen diner is the cosy living space, akin to the rest of the house the room is built with family in mind, providing enough space for all to retreat and relax at the end of the day.

The final reception room is the exemplary conservatory space Pilkington self cleaning roof, providing access outside onto the raised patio section of the garden.

Completing the downstairs is the incredibly elegant shower-room tiled throughout.

Upstairs are the three main bedrooms, two of which profiting en-suites. Views across the valley to the rear and walk-in wardrobe leave little to be desired within this superb property

A rare opportunity to buy your forever home.

Lounge 18'7" x 14'10" (5.66m x 4.52m)

Kitchen/Dining Room 26'10" x 18'6" (8.18 x 5.64)

Utility Room 11'1" x 7'11" (3.40 x 2.42)

Conservatory 24'2" x 12'9" (7.37 x 3.90)

Shower Room 11'1" x 9'6" (3.39 x 2.91)

Ground Floor Reception/Bedroom Four 15'5" x 11'5" (4.72 x 3.48)

Ground Floor Reception/Bedroom Five 11'1" x 15'5" (3.39 x 4.72)

Ground floor Study/Bedroom Six 11'5" x 9'7" (3.49 x 2.94)

Bedroom One 18'4" x 15'5" (5.60 x 4.70)

En-Suite 12'4" x 8'0" (3.76 x 2.44)

Bedroom Two 15'8" x 10'4" (4.79 x 3.16)

En-Suite 8'7" x 7'0" (2.63 x 2.15)

Bedroom Three 16'9" x 7'1" (5.12 x 2.16)

Garage 15'5" x 11'2" max (4.70 x 3.42 max)

Please Note

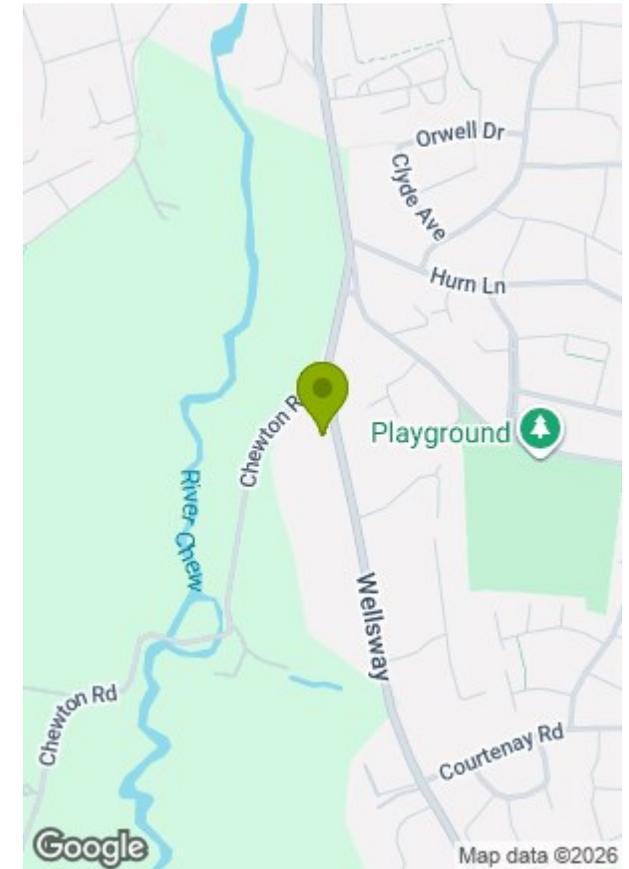
In accordance with section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property. One of the sellers is an employee/director of Greenwood's Property Centre.







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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	87	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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