



426 Wells Road, Bristol, BS14 9AF

£775,000

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



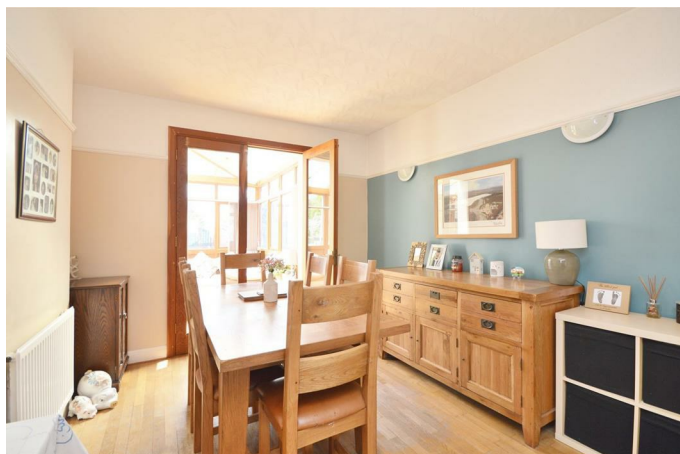
Sitting Room

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



Dining Room

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



Kitchen / Breakfast

14'5" x 11'0" (4.40 x 3.37)



Conservatory

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



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)

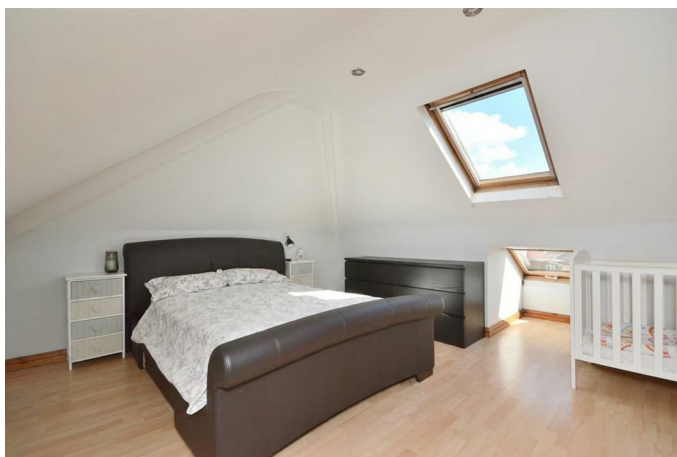


Separate WC

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)

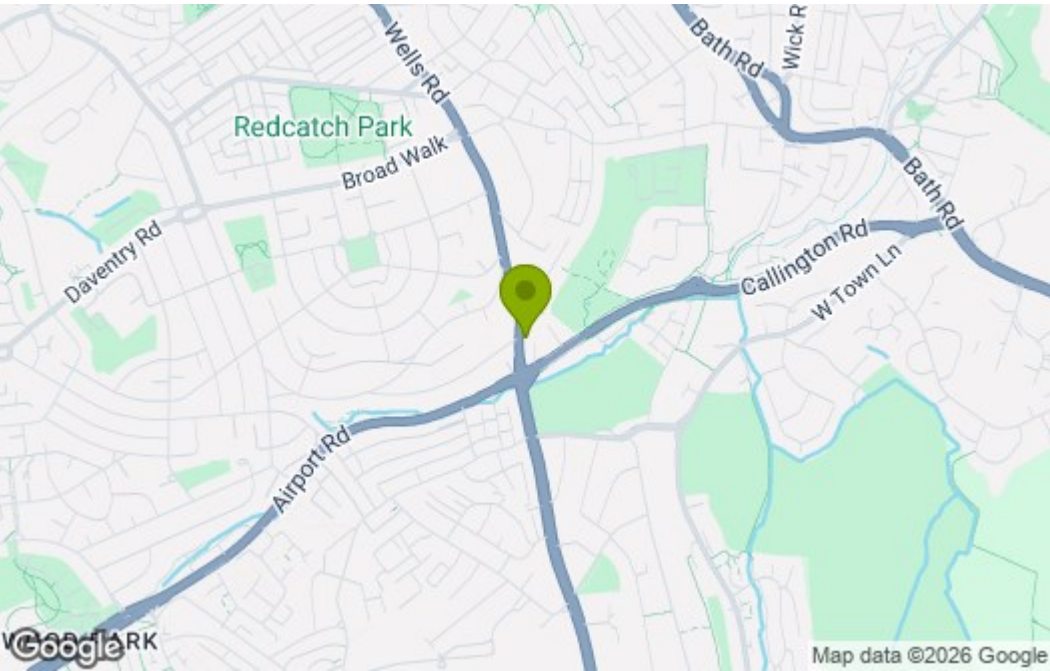
Attached Side Garage

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

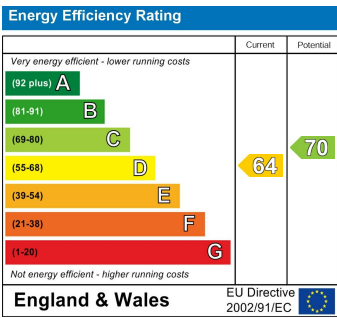
Floor Plan



Area Map



Energy Efficiency Graph



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.