

## 580 Wells Road, Bristol, BS14 9BD

**£775,000**

This immaculate detached, extended home with four double bedrooms is offered **\*\*for sale\*\*** in a sought-after part of Bristol, providing well-balanced accommodation ideal for families. Dating from the 1920s, the property retains character features while offering modern comforts.

The ground floor includes a formal sitting room with bay window and feature fireplace, plus a separate lounge and dining room, offering flexible reception space. There is also an office/playroom, providing a useful area for home working or children. The stunning kitchen features marble worktops there is also a practical boot room and a ground-floor utility/shower room.

Upstairs, there are four generous double bedrooms, offering comfortable accommodation for family living. The home has an EPC rating of D and falls within Council Tax Band E.

Externally, the property benefits from a large garden, a driveway with parking for up to six vehicles and a tandem garage, providing extensive parking, storage options and further scope to convert (STPP).

### Entrance Hall

15'8" x 5'10" (4.80 x 1.80)



### Living Area

21'1" x 11'11" (6.44 x 3.64)



### Boot Room

12'10" x 3'1" (3.93 x 0.96)

### Formal Sitting Room

18'8" x 15'9" max (5.71 x 4.82 max)



### Dining Area

10'10" x 9'11" (3.31 x 3.03)



### Utility / Shower Room

9'10" x 8'2" (3.00 x 2.51)



### Office / Playroom

15'8" x 10'0" (4.79 x 3.06)



### Kitchen

15'11" x 13'7" (4.86 x 4.16)



### First Floor Landing



### Bedroom One

14'10" x 12'10" (4.54 x 3.93)



### Bedroom Two

14'11" x 9'6" (4.56 x 2.92)



### Bedroom Three

11'7" x 9'11" (3.55 x 3.04)



### Bedroom Four

10'1" x 9'9" (3.08 x 2.99)



### Bathroom

11'10" x 6'9" (3.61 x 2.07)



### Outside



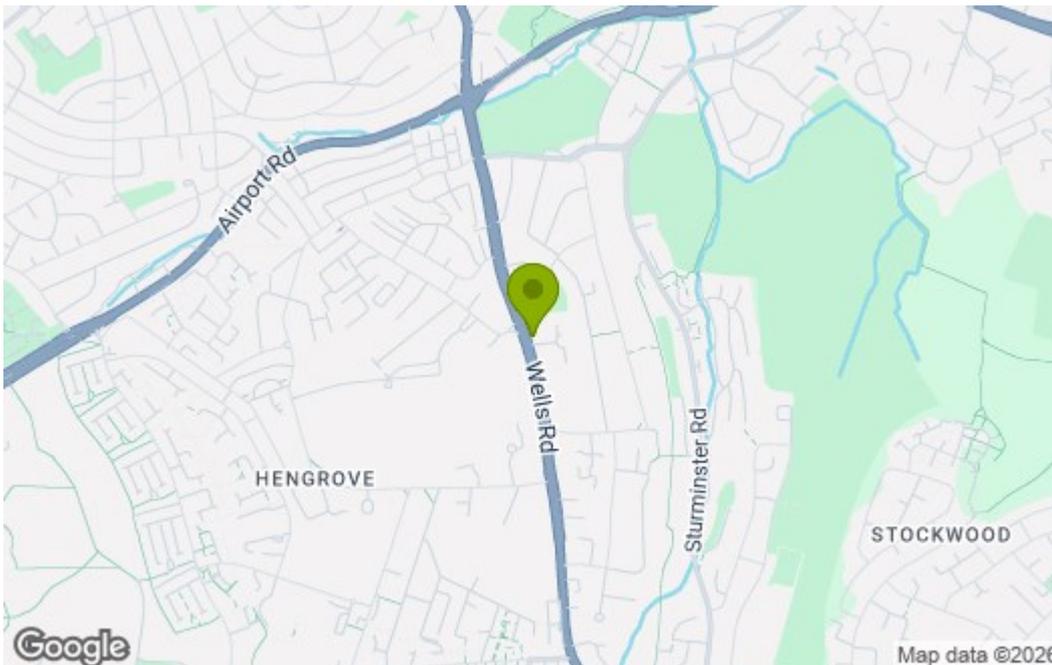
### Garage

## Floor Plan

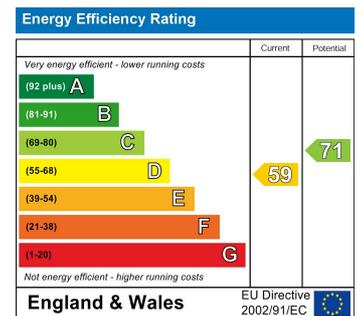


Total area: approx. 217.6 sq. metres (2341.8 sq. feet)  
580 Wells Road, Bristol

## Area Map



## Energy Efficiency Graph



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