



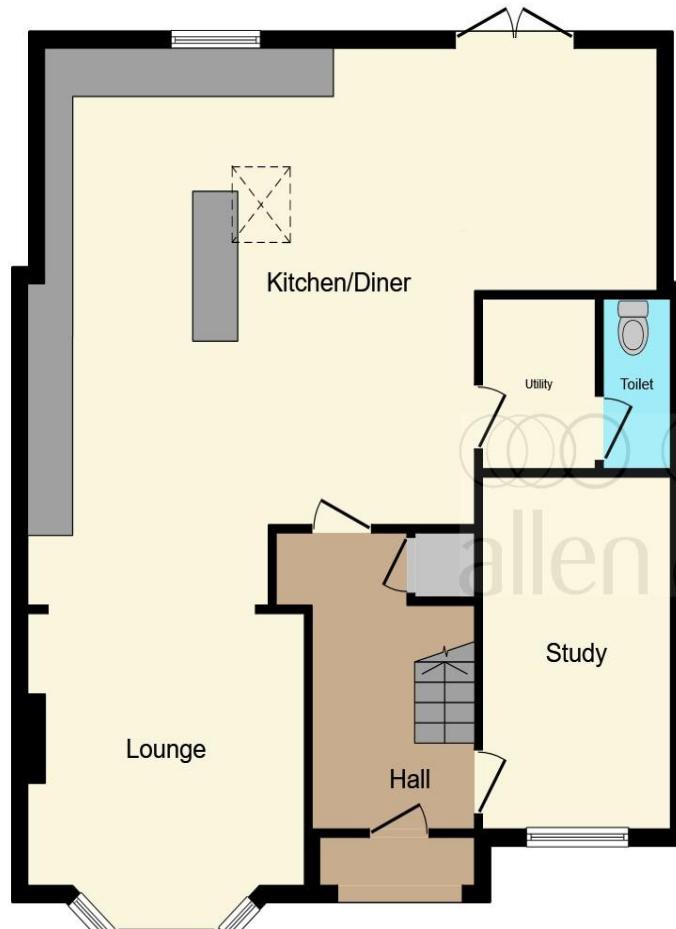
**96 Wookey Hole Road, Wells, BA5 2NQ**

welcome to

## Wookey Hole Road, Wells

An impressive four-bedroom family home in a particularly spacious plot enjoying a wonderful garden, open views over farmland to the rear and the city to the front, providing exceptionally presented interiors combining contemporary and character features. Generous driveway approach and double garage.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Entrance Hall**

**Study**

**Lounge**

11' 3" x 11' 11" ( 3.43m x 3.63m )

**Kitchen Dining & Family Room**

22' 6" x 25' 4" ( 6.86m x 7.72m )

**Utility Room**

5' 11" x 7' 11" ( 1.80m x 2.41m )

**Cloakroom**

**First Floor Landing**

**Main Bedroom**

12' x 13' ( 3.66m x 3.96m )

**En Suite Shower Room**

**Bedroom Two**

10' 11" min x 11' 8" ( 3.33m min x 3.56m )

**Bedroom Three**

7' 11" x 11' 5" ( 2.41m x 3.48m )

**Bedroom Four**

8' x 8' 8" ( 2.44m x 2.64m )

**Family Bathroom**

7' 3" x 7' 10" ( 2.21m x 2.39m )

**Outside**

**Front Garden**

**Rear Garden**

**Double Garage**

18' 4" x 18' 7" ( 5.59m x 5.66m )

**Driveway Approach**

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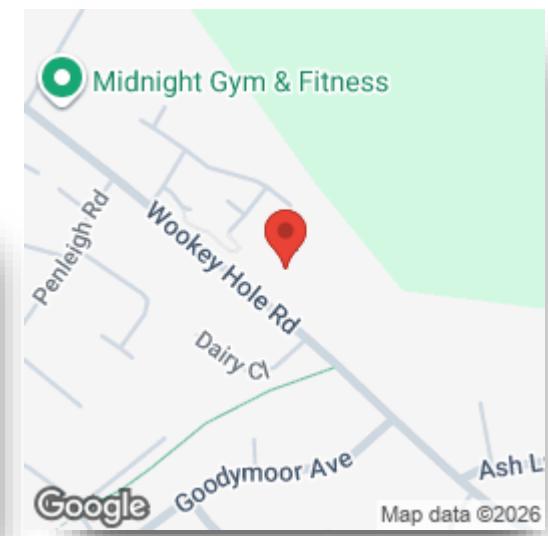
- Detached Home Commanding a PRIVATE Elevated Position \*\* Stunning Views & Easy Access to City Centre
- Impressive Spacious & Stylish Interiors \*\* Lounge with Open Fireplace \*\* Separate Study / Home Office
- Outstanding Kitchen/ Dining Room \*\* Separate Utility Room\*\* Cloakroom
- Four Double Bedrooms \*\* Principal Bedroom with Ensuite \*\* Family Bathroom
- Mature Garden Backing onto Fields \*\* Southerly Facing Sun Terrace
- Double Garage & Driveway Approach with EV Charging
- Walking Distance to Wells High Street, Schools & Other Amenities.
- Sought After City Location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£825,000**



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