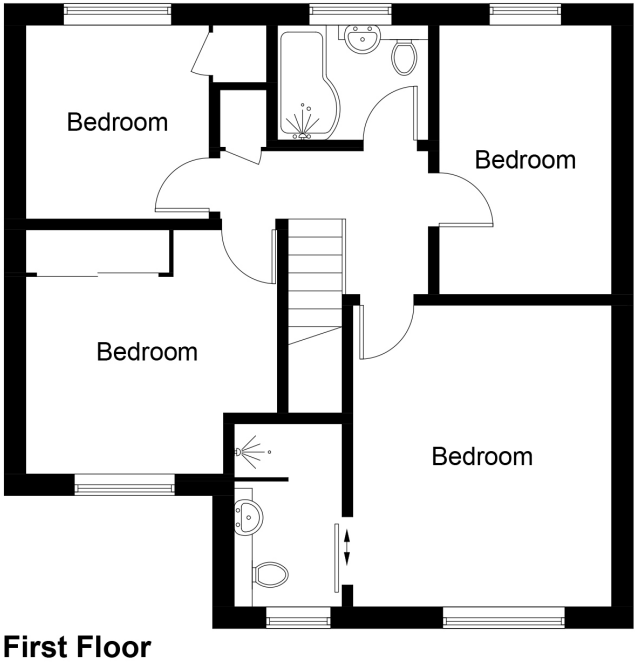
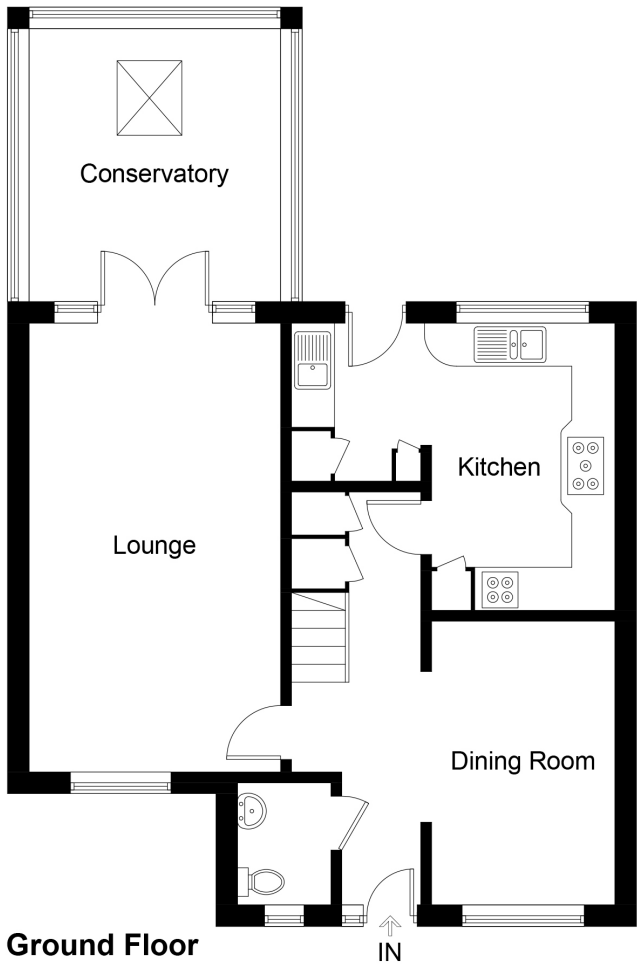




9 Wells Close

Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

For illustrative purposes only. Not to scale. ID1172016
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

9 WELLS CLOSE, NAILSEA, BRISTOL, SOMERSET BS48 2SW

£675,000 Freehold



A very well appointed detached family home located at the head of the Cul-de-Sac, boasts a host of beautiful features. This four bedroom property features Gas Central Heating, UPVC double glazed windows and doors as well as a separate Living Room and Dining Room. The master bedroom is of a generous size and boasts a fully fitted En-suite with rainfall shower and underfloor heating. A conservatory adds to the living accommodation and has been fully updated to now feature an insulated and tiled roof creating an all year round room. Outside there are generous rear gardens surrounding East, South and West aspects. The front of the property provides a large driveway with ample parking and hardstanding space for Caravan, Boat or larger Cars and Motorhome. This property must be viewed to be fully appreciated.



ROOM DESCRIPTIONS

Entrance
Storm porch with welcome light. UPVC half glazed door and matching side panel.

Entrance Hall
Coved ceiling with twin ceiling lighting. Radiator. Stairs rise to the first floor accommodation with bespoke storage areas below with power and lighting.

Cloakroom
A refitted suite comprising low level WC and vanity unit with inset hand wash basin. Heated towel rail. UPVC frosted double glazed window to front.

Dining Area
12' 8" x 8' 6" (3.86m x 2.59m)
Leading directly from the hall is this spacious dining area. Coved ceiling with central light and additional wall lights. Radiator. UPVC double glazed window to front. Telephone point.

Living Room
20' 5" x 11' 5" (6.22m x 3.48m)
A light and airy room with coved ceiling, two ceiling light points and additional wall lights. Feature fireplace with inset gas fire. Two radiators. UPVC double glazed window to front and UPVC double glazed French doors to the conservatory.

Conservatory / Family Room
12' 0" x 12' 0" (3.66m x 3.66m)
A delightful room which started life as a regular UPVC conservatory. This room has been completely remodelled and now features a solid roof with a Velux roof light providing additional ventilation and light. UPVC double glazed side panels with high level windows. Double French doors give access to the rear gardens. Radiator. Feature wall lighting.

Kitchen Breakfast Room
12' 7" x 8' 6" (3.84m x 2.59m)
Separated into two areas this fabulous fully equipped this kitchen must be seen to be fully appreciated. The main area is currently set up as a kitchen breakfast area. Comprising a luxury range of floor and wall units providing drawer and cupboard storage. Quartz worktops with inset 1 1/2 bowl composite sink and drainer. The fitted appliances will include as follows. Neff double oven with Neff 5 ring gas hob, fitted Microwave oven, upright fridge and freezer unit and dishwasher. Undercounter Wine fridge. Views from the UPVC double glazed window overlooking the rear gardens and across open farmland.
Utility Area. 7'2 x 5'8"
Set to one side of the kitchen is the utility area.
Wall and base storage units matching the kitchen including the work tops. Wall mounted and concealed gas fired boiler supplying hot water and central heating. Additional floor and cupboard storage with upright tall cupboards. UPVC double glazed door leads out to the rear garden.

First Floor Landing
Trap access to the loft space. Built in airing cupboard containing hot water tank and linen shelving.

Master Bedroom
13' 9" x 11' 8" (4.19m x 3.56m) A lovely size room with coved ceiling and central light point. Additional ceiling mounted reading lights with dimmer controls. UPVC double glazed window overlooking the front aspect. Attractive glazed sliding "Pocket" door leads to the En-Suite.

En-Suite
A touch of luxury in here. Large walk in shower unit with thermostatic overhead rainfall shower and separate hand held shower head. Fitted vanity unit with inset hand wash basin and additional storage cupboards below. Wall mounted bathroom cabinet. Contemporary heated towel rail. Wall mounted mirror with inbuilt lighting. Ceramic tiled and heated flooring. UPVC frosted double glazed window to side.

Bedroom 2
11' 9" x 11' 5" (3.58m x 3.48m) Coved ceiling with central light point. Large fitted wardrobe with sliding doors. Radiator. UPVC double glazed window overlooking the front.

Bedroom 3
11' 11" x 6' 1" (3.63m x 1.85m)
Central light point. Radiator. UPVC double glazed window to over looking the rear gardens and onward views.

Bedroom 4
8' 2" x 8' 4" (2.49m x 2.54m)
Central light point. Radiator. Built in wardrobe with hanging and storage shelving. UPVC double glazed window to rear with far reaching views.

Family Bathroom
A refitted suite comprising panelled bath with overhead rainfall shower head and side screen. Vanity unit with inset hand wash basin. Close coupled WC. Wall mounted mirror with inset lighting. LED ceiling lighting. Heated towel rail. UPVC double glazed window to rear.

Double Garage
In addition to the parking space in the garage with twin single doors. Power and light. Overhead storage space.

Front Gardens and Driveway
The property in approached via a tarmac driveway with parking for several cars. There is ample space for boat or caravan storage in addition to family cars. Access to the front door and a side gate provides access to the rear gardens.

Rear Gardens
The rear gardens are separated into three areas. The main gardens to the west side are laid to lawns with flower and shrub boarders. To the rear is a raised patio which leads round to the easterly part of the gardens. Here you will find lawns, an enclosed bin storage area and pedestrian access to the garage.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: F

