



22 Wolsey Close, Wells, BA5 2ET

£500,000 Freehold

COOPER  
AND  
TANNER







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## DESCRIPTION

Set on the edge of a cul-de-sac, with views over the park towards St. Cuthberts Church and Wells Cathedral, is the beautifully presented and deceptively spacious detached home. The property was extended to the side and rear in 2010 and now offers an open plan kitchen/living/dining room, separate sitting room, utility room, five bedrooms (one on the ground floor), three bathrooms, enclosed south facing rear garden and off-road parking.

Upon entering is a welcoming entrance hall with limed wood effect flooring, modern anthracite radiator and built-in cupboard, ideal for coats, shoes and 'day to day' storage. The hall gives access to both the sitting room, downstairs bedroom and utility room. The sitting room is a notably bright room with a large, floor to ceiling window to the front, limed wood effect floor, understairs cupboard and sleek quartz fireplace with hearth and inset gas fire (currently disconnected) as the focal point. The open plan 'L' shaped kitchen/dining/family room is a stunning space perfect for modern living and features vaulted ceiling with exposed trusses, tall anthracite radiator and wood effect flooring. The dining area offers ample space for a dining table to seat six to eight people easily. Adjacent is the sitting area with plenty of room for comfortable seating and sliding patio doors to the garden. A breakfast bar, with oak worktops and waterfall side, provides kitchen storage, space to seat two and naturally divides the kitchen from the dining and sitting areas. The kitchen has an array of wall and base units with cream Shaker style doors and drawers, oak worktops and one and a half bowl stainless steel sink.

Within the kitchen is space for both a freestanding Fridge Freezer and gas cooker along with French doors to the garden. Leading off the kitchen is a utility room with further cupboards, sink, large built-in cupboard and doors to the hall, garden and ground floor shower room. The shower room is beautifully appointed and comprises; walk-in shower with waterfall and handheld shower, modern pedestal basin and WC. The bright ground floor bedroom is a good size double with dual aspect. The versatile room, which can be accessed directly from the front hall could also be used for a home-based business, study or playroom.

From the hall, stairs rise to the spacious first floor landing which in turn leads to four bedrooms (one ensuite) and family bathroom. The principal bedroom is a bright, dual aspect room with built-in mirrored wardrobes and views over the park with a perfectly framed view of St.Cuthbert's church tower and the West front of Wells Cathedral. The ensuite shower room features large walk-in shower, WC, wash basin, towel radiator and window to the rear. The second bedroom, with a front aspect, is a generous double with two built-in wardrobes. Also with a front aspect is the third bedroom, which is single in size and currently presented as a craft room. A further double bedroom features laminate floor, built-in wardrobe and view over the south facing rear garden. The family bathroom is well-appointed and comprises; bath with handheld shower attachment, WC, wash basin and modern towel radiator.

















## OUTSIDE

To the front of the property is a driveway offering parking for two cars and leading to the front door. There is also a low maintenance gravelled garden planted with mature shrubs. From the drive, a pedestrian gate leads to a good size side garden, again laid to gravel for ease of maintenance, with two storage boxes, space for a washing line and bins along with a pedestrian gate to the side and access to the rear garden.

The fully enclosed rear garden is south facing and benefits from the sun throughout the day. A patio runs across the width of the house with plenty of space for outdoor furniture and entertaining. The garden is mainly laid to lawn with borders of mature trees, shrubs, flowering plants and spring bulbs and in the corner is a further patio with space for a table and chairs. On the far side of the property is an area, ideal for outside storage.

## LOCATION

The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

## VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

From the Wells office continue along Priory Road to the roundabout. At the roundabout take the second exit onto Glastonbury Road. Continue along Glastonbury road for approx. 300 metres and then turn right into Jocelyn Drive. Then take the third right into Keward Avenue and follow the road for approx. 400m. Wolsey Close can be found on the left hand side, opposite the park. Take the turning into Wolsey Close and the property can be found immediately on the left.

REF:WEL07032025



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



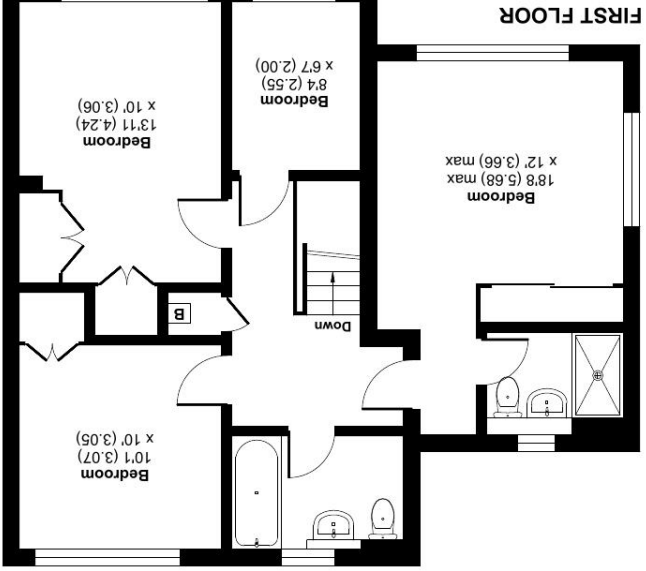
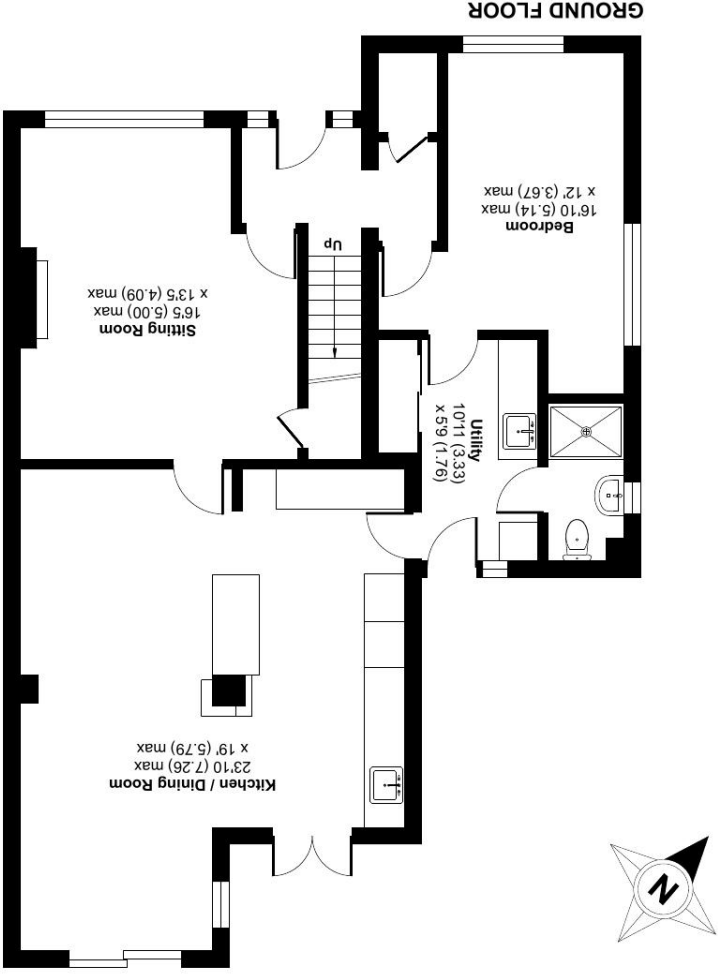
### Train Links

- Bristol Temple Meads
- Bath Spa



### Nearest Schools

- Wells (primary & secondary)



**Wolsey Close, Wells, BA5**

Approximate Area = 1701 sq ft / 158 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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