



23 Elm Close, Wells, BA5 1LZ

£595,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Situated on the western fringes of the city and benefiting from stunning views of the Mendip Hills, is this extended and versatile detached family home with an impressive open plan kitchen/dining/family room and bi-fold doors to the garden. The property benefits from a good size driveway offering parking for four cars, an enclosed rear garden and countryside views.

Entering the property via a covered storm porch is a bright hallway with space for coats and shoes, an under stairs cupboard and a cloakroom with WC and wash hand basin, neatly tucked beneath the stairs. To the front of the property is the sitting room with large bay window and modern inset gas fire. The kitchen/dining/family room is well-proportioned with a large kitchen area, space for a dining table to seat eight to ten people comfortably and further space for comfortable seating. A wall of bi-fold doors, span the rear of the property making the most of the views over the garden towards the Mendip Hills in the distance. The kitchen, with tiled floor, comprises a range of cream high gloss units with ample cupboards, granite worktops, pan drawers, two full height pull-out larder units, integrated dishwasher, integrated recycling bins, range cooker (included) and American style fridge freezer (included). Dividing the kitchen area from the dining/family area is a curved peninsula unit with feature lighting above and an inset sink. Adjacent to

the kitchen is the utility room with further cupboards, sink and plumbing for a washing machine. A door leads out to the side of the property.

Stairs rise to the first floor where the generous landing leads to the four bedrooms and family bathroom. The landing features a useful study area with built-in desk, along with a large airing cupboard which houses the newly fitted combi-boiler (fitted spring 2023). The principal bedroom is generously proportioned with a large alcove, which could if desired turned into a small ensuite shower room (with the plumbing already in place in the adjoining bathroom) This bright room has a large window with a rear aspect and has views over the garden towards the Mendips in the distance. Also benefiting from views to the rear is a cosy double bedroom with fitted wardrobe and views. A third double bedroom benefits from a bay window to the front with countryside views and fitted wardrobes. The fourth bedroom is single in size and has views over fields. The well-appointed family bathroom is a good size and comprises; a modern double ended bath, WC, wash basin, shower cubicle and heated towel rail.

OUTSIDE

To the front of the property is a tarmac driveway offering parking for four cars and benefiting from inset lighting and an electric car charging point. To one side is a









OUTSIDE (continued)

border planted with mature shrubs and a pedestrian gate leading to the rear garden. Off the drive., to the side of the house is a further area of tarmac, ideal for storage or bins, which leads to a wooden shed which can be accessed from both the front and rear of the property.

To the rear is a good size garden with a large patio, perfect for outside furniture and entertaining, with inset Hot tub (included in the sale). The garden is mainly laid to lawn with beds and borders of mature trees and shrubs. A central, circular patio is flanked by low curved walls and features a central fountain. To the rear of the garden is a small gated area which could be used as a further entertaining space or perhaps a vegetable patch and has views towards the Mendip Hills.

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 Priors Road to the roundabout. At the roundabout take the 3rd exit onto Strawberry Way. At the traffic lights go straight across. At the next set of traffic lights, turn left onto Portway. Continue along Portway for approx. 500 metres then turn left onto the B3139 signposted to Wookey. Continue for approx. 300m and the property can be found on the right hand side.

REF:WELJAT14062024



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

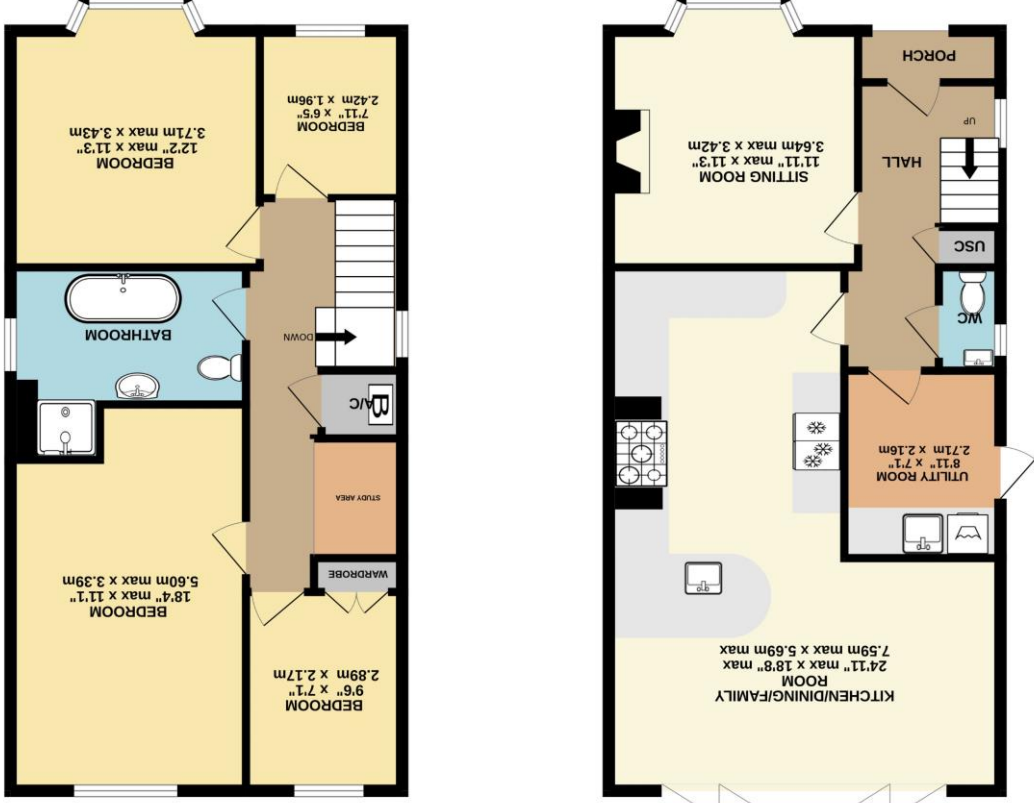


Nearest Schools

- Wells

WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

**COOPER
 AND
 TANNER**



GROUND FLOOR
 671 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR
 678 sq.ft. (63.0 sq.m.) approx.

TOTAL FLOOR AREA : 1349 sq.ft. (125.3 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.
 This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

