



🛏️ 4 🛋️ 2 🚿 1 EPC C

Freehold £475,000

11 Wheeler Grove
Wells
BA5 2GB

COOPER
AND
TANNER



11 Wheeler Grove Wells BA5 2GB

 4  2  1 EPC C

£475,000 Freehold

DESCRIPTION

An immaculately presented four bedroom family home situated within a quiet cul de sac whilst also being in easy reach of the city centre and open countryside walks. The property has been enhanced by the current owners in recent years who have created a wonderful 'turn key' home whilst the corner plot offers further scope to extend subject to the necessary permissions.

Upon entering the house is an entrance hall with space for shoes and coats, this in turn opens into the sitting room, a well-proportioned room with ample space for comfortable seating, views over the front garden and an open aspect towards the Mendip Hills. Running the width of the house is the kitchen/dining room, a fabulous room which has been designed for modern open plan living with views and French doors opening out to the beautifully manicured south facing gardens. The kitchen comprises a range of fitted units with soft close doors and drawers, ample worksurfaces including a breakfast bar and integrated appliances including; electric 'slide and hide' oven, electric hob, dishwasher, washing machine and fridge/freezer. The dining area has ample space for a table to accommodate six to eight people with views out to the garden. From the kitchen is a rear hall with further storage space along with a separate w/c with wash hand basin.

To the first floor are four bedrooms, two spacious double bedrooms and two good sized single bedrooms. The principal bedroom can be found to the front of the property, a large room with fitted storage and views of the Mendip Hills. The second double bedroom has a wonderful south facing view overlooking the gardens. The two single bedrooms make ideal children's bedrooms or home offices if desired with one having fitted storage. The bathroom comprises a bath with shower above, toilet and wash hand basin.

OUTSIDE

The gardens have been transformed by the current owners who have created a beautiful environment with an abundance of colour in the flower beds throughout the year making it a wonderful space to relax and unwind. The garden has been designed with several

seating areas, perfect for capturing the sunshine throughout the day and for dining with friends and family. Within the garden is a wide variety of shrubs, mature bushes, flowers beds, trellis with climbing plants and established rose bushes along with a lawn and a paved footpath. To one side of the house is a greenhouse and a wooden shed for additional storage. A large area to the other side of the house is laid to lawn but offers a perfect opportunity to extend subject to the necessary consents. To the front of the property is driveway parking for two to three cars and leading to the integral garage, with further parking for one car. The garage has an 'up and over' door and benefits from light and power.

LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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

Proceed out of Wells on the A371 signposted Cheddar onto the Portway. Take the Second right into Charter Way. Proceed along Charter Way and take the second left into Wheeler Grove, the property can be found a little further along on the left.

REF:WELJAT08082023

Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

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

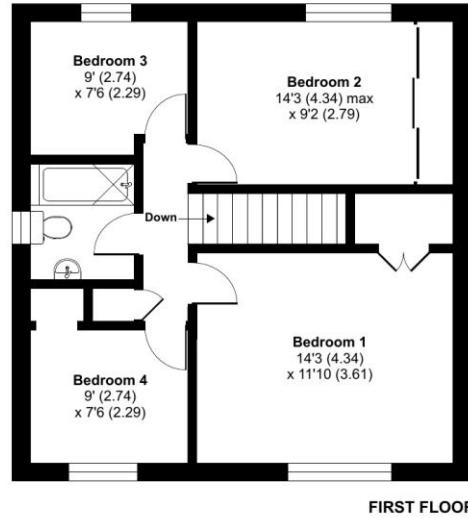
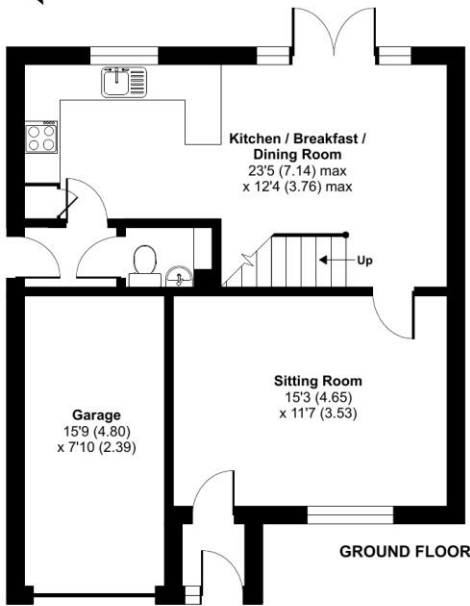
Wheeler Grove, BA5

Approximate Area = 1087 sq ft / 101 sq m

Garage = 127 sq ft / 11.8 sq m

Total = 1214 sq ft / 112.8 sq m

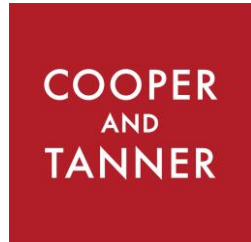
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Cooper and Tanner. REF: 1018943



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



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.

