



3 Penn Close, Wells, BA5 3JQ

£475,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A stunning, extended three bedroom family home set within a quiet cul de sac on the Eastern side of Wells with glorious countryside views. The property has been re-imagined by the current owners who have created a wonderful, bright and contemporary open plan living space. The property benefits from ample parking, attached garage and gardens backing on to open countryside.

Upon entering the property is a spacious entrance hall with wooden floor, understairs cupboard and space for shoes and coats. A modern glazed door with black, Crittal style surround, opens into to the generous open plan living space with tall modern radiators and wooden floor throughout. Although open plan, this space naturally divides to offer different areas. To one side is the kitchen with a range of sleek gloss white cupboards with soft close doors and drawers topped with high quality, anti-bacterial acrylic composite worktops. A wide peninsula unit houses an undermounted 1 1/2 bowl sink and has a breakfast bar to seat three to four people. Within the kitchen are integrated appliances including a dishwasher, oven, microwave and fridge/freezer. To the front of property is the sitting area with large bay window, shelved alcove with cupboard beneath and a multi fuel burner as the focal point. Adjacent to the kitchen is the dining area with chimney breast, alcoves

on either side and space to accommodate a dining table to seat eight to ten people comfortably. The bright garden room/family area has windows overlooking the garden and two large sky lights, plenty of space for comfortable furniture and a door leading out to the patio and garden beyond. The utility room, adjacent to the kitchen, houses the Ideal combi-boiler and provides additional storage along with a sink and draining unit along with a glazed door to the garden. To one side of the utility room is a separate WC with wash hand basin and modern towel radiator.

From the hall, stairs rise to the first floor leading three bedrooms and the family bathroom. To the front of the property is a spacious double bedroom with bay window offering views of the countryside in the distance. A second double bedroom benefits from built-in cupboards and views over the garden to adjacent parkland. Also benefitting from beautiful views to the rear is a single bedroom, which could also be used as a home office, if required. The family bathroom comprises a bath with shower above, wash basin, toilet and heated towel rail.

OUTSIDE

Approaching the property from the front is a gravelled driveway to accommodate three cars with low









OUTSIDE (continued)

maintenance, slate mulched borders planted with mature shrubs. The garage is a good sized single with electric roller door, light and power along with a pedestrian door to the garden. The rear garden has been well-tended by the current owners, it comprises a large patio, which can be accessed from both the utility room and the family area. From the patio, steps lead up to the main part of the garden which is mostly laid to lawn with a gravelled area retained by sleepers and ideal as a BBQ area. To the rear of the garden is a wooden shed, ideal for garden storage. Alongside is a terraced deck, with wonderful views over the neighbouring parkland and perfectly positioned to make the most of the early evening sun. Throughout the garden are areas of planting with mature shrubs, flowering plants and mature trees including apple and holly.

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

Proceed out of Wells towards Bath along St. Thomas' Street (B3139) you will see Budgens garage on your right. Take the next turning on the left into Hawkers Lane. Continue approx. 200 metres and turn right into Penn Close, the property can be found a little further along on the left.

REF:WELJAT13112024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary

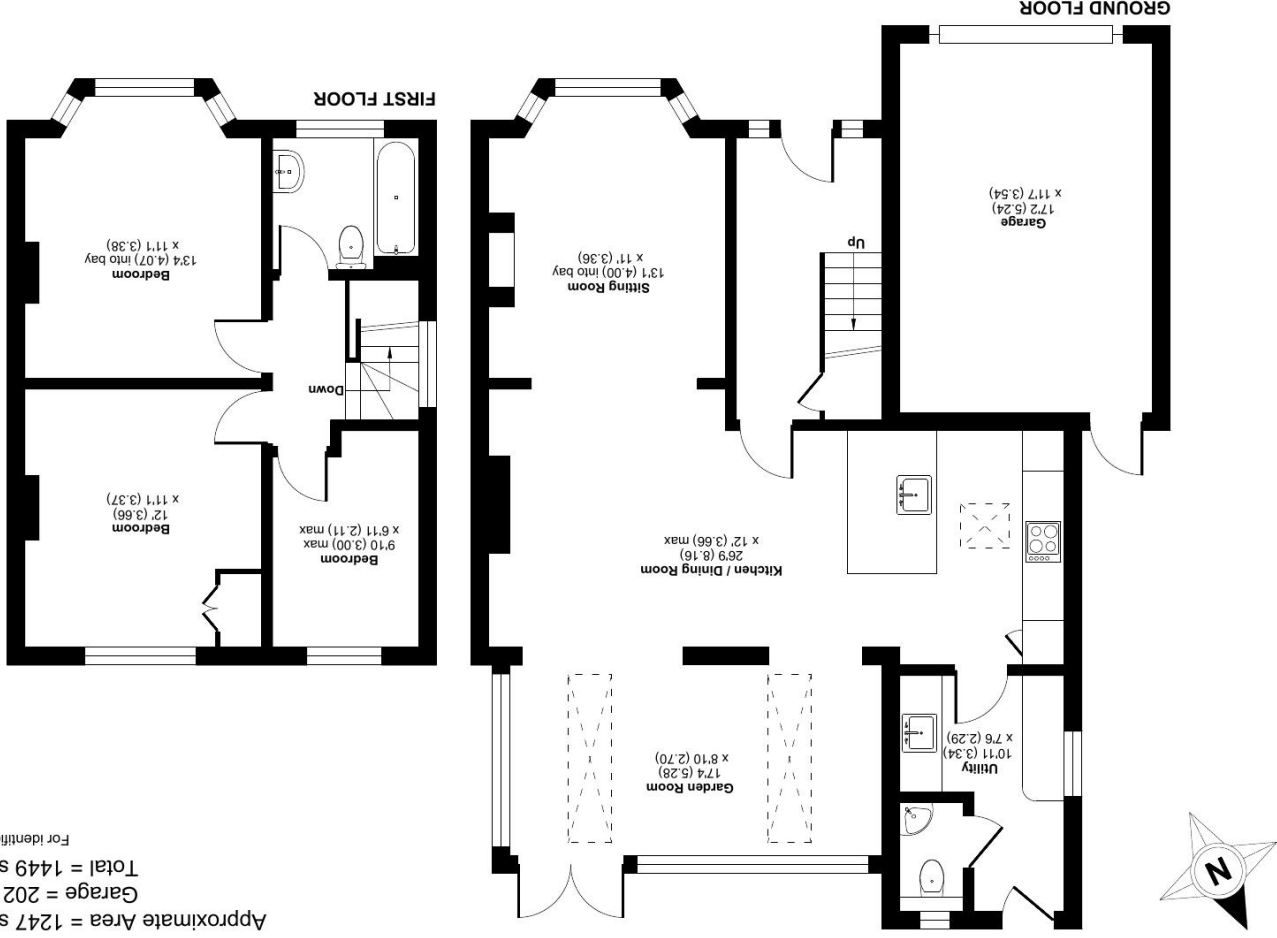


Nearest Schools

- Wells (Primary & Secondary)

Penn Close, Wells, BA5

Approximate Area = 1247 sq ft / 115.8 sq m
 Garage = 202 sq ft / 18.7 sq m
 Total = 1449 sq ft / 134.5 sq m
 For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2024. Produced for Cooper and Tanner. REF: 1214393

WELLS OFFICE

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