

3 Penn Close, Wells, BA5 3JQ

£375,000 Freehold

COOPER AND TANNER



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Description
An 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 transformed by the current owners who carried out a full renovation on the property in 2010 with new electrics, plumbing, windows and kitchen extension to include a downstairs w/c and utility room.

Upon entering the property is a spacious entrance hall with under stair cupboard for shoes and coats. The kitchen has been designed with ample wall and base units, an eye level double oven, gas hob, built in microwave, plate warming draw, built in dishwasher and breakfast bar with access to both the garage and utility room. The utility room provides additional storage along with a sink and draining unit, downstairs w/c with wash hand basin and access into the garden. The sitting/dining room has been opened up into one large room. The sitting area with bay window to the front features a multi fuel burner and wood flooring and leads to the spacious dining area which could comfortably accommodate a table for eight people. Sliding doors open from the dining room into the conservatory, currently used as a play room but would also work well as an additional sitting room or dining room with a lovely aspect and French doors opening onto the garden.

Stairs rise to the first floor leading to two generous double bedrooms, the front double having a bay window and built in wardrobes and then back double bedroom having a wardrobe and gorgeous countryside views over parkland. A single bedroom also benefits from the countryside view and would make for a perfect bedroom or home office if required. The family bathroom comprises a bath with shower above, wash hand basin, toilet and heated towel rail.

Outside
Approaching the property from the front is a driveway to accommodate two to three cars with wooden posts in place ready for a new owner to fit gates if desired. The garage has a roller door to provide either storage or space for a car along with having an internal door into the house. The rear garden has been well tended by the current owners, it provides a marvellous patio area being accessed from either the utility room or conservatory. The main part of the garden is laid to lawn with two greenhouses, a wooden shed, borders of shrubs and bushes and a raised deck at the far end of the garden which has wonderful views over the countryside and is a perfect area for outside furniture and entertaining.



















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 is 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:WELJAT270219







Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas & electricity

Tenure: Freehold

Motorway Links

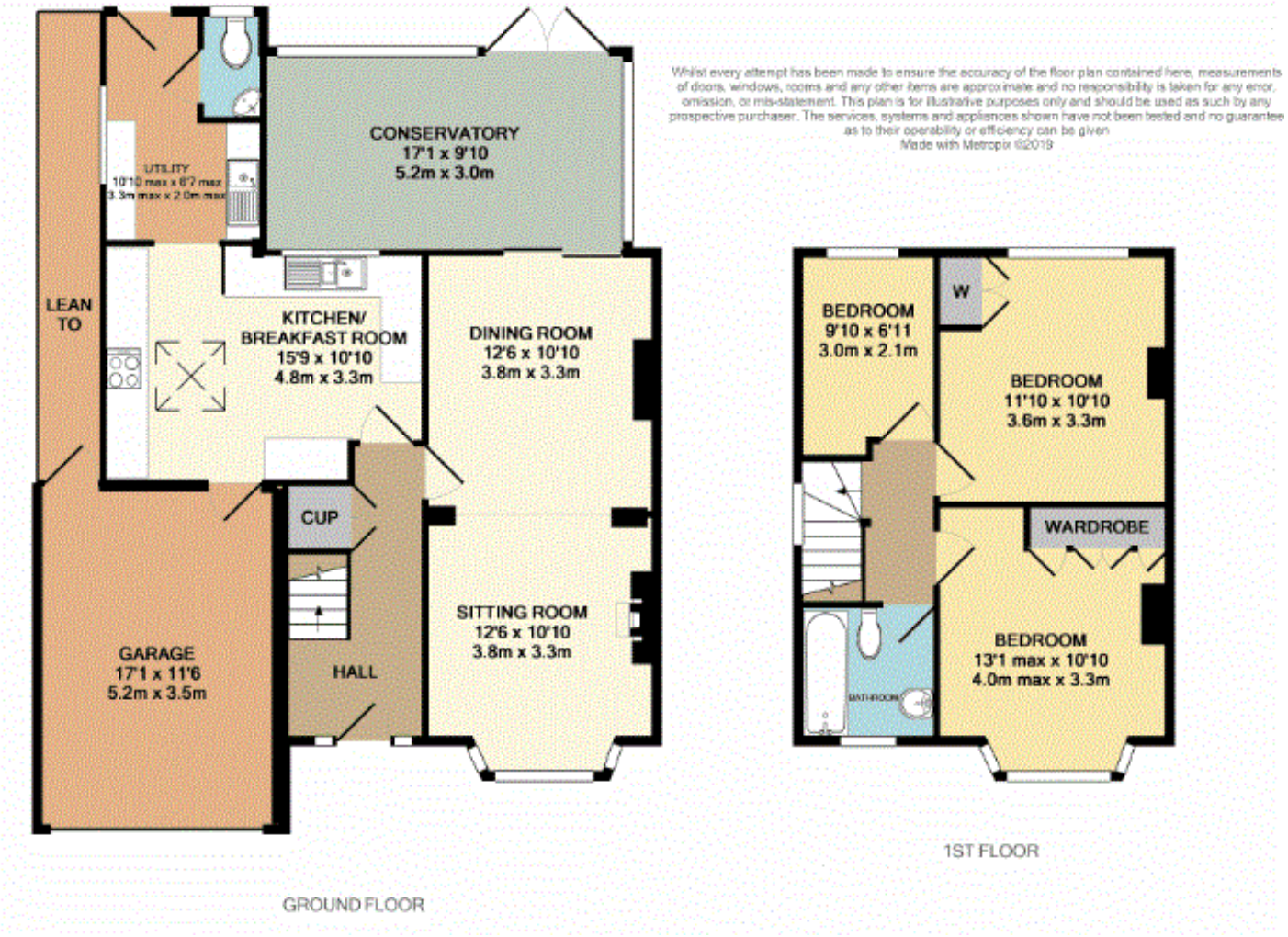
- M4
- M5

Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

Nearest Schools

- Wells



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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COOPER AND TANNER

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