

Hawkers Lane, Wells, Somerset

Guide Price: £340,000

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*** NO ONWARD CHAIN ***

This generously proportioned detached family home enjoys an excellent position in Wells and offers an impressive amount of flexible living space. With two reception rooms, a large kitchen/diner, a utility room, and a groundfloor wet room, the layout caters perfectly to modern family life. Four bedrooms—including a principal suite—are complemented by a family bathroom, while outside you'll find a detached single garage and ample driveway parking.

Built approximately 25 years ago, the house has been thoughtfully designed to provide both comfort and versatility. The ground floor centres around a flowing arrangement of reception spaces: The welcoming entrance hall leads directly into a bright, spacious living room featuring a large picture window to the front. Pocket doors connect to the dining room, where French doors open directly onto the rear terrace. From here it leads into a bright, farmhousestyle kitchen overlooking the garden—ideal for family gatherings and entertaining . The generous kitchen is fitted with granite worktops and offering space for a range of appliances. A useful utility room adjoins the kitchen.

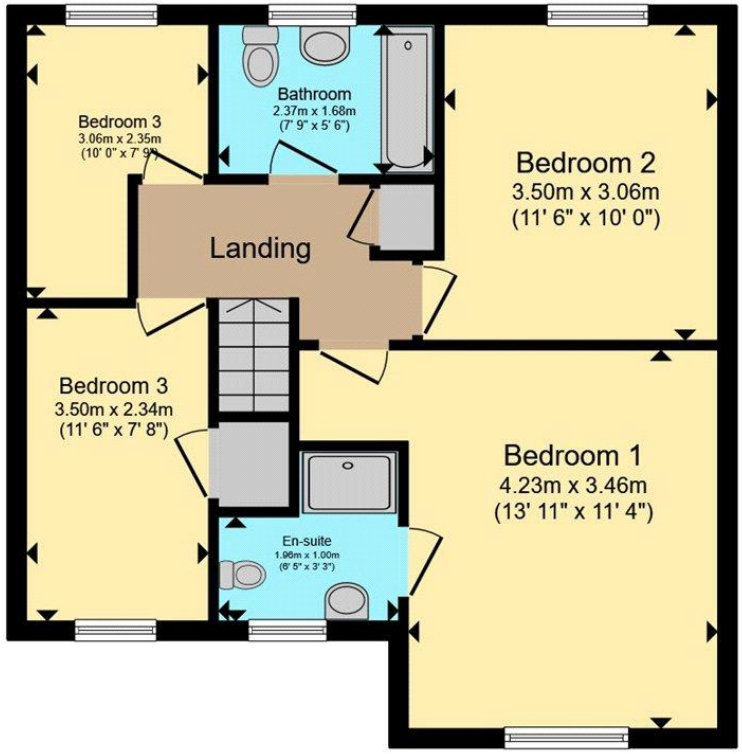
A substantial groundfloor wet room completes the downstairs accommodation—well suited for accessibility needs or future layout adaptation.







Ground Floor



First Floor

Total floor area 116.2 m² (1,251 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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