

Osborne
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22 Hooper Avenue

Wells BA5 3NA

A super three-bedroom, semi-detached family home set in a popular residential location on the edge of Wells. The property benefits from a generous garden, off road parking, garage and full planning permission for side extension.

Guide price £347,950

22 Hooper Avenue

, Wells, BA5 3NA



- 3 Bedrooms
- Sought after Residential Area
- Off Road Parking
- Garage
- Generous Graden
- Family Bathroom
- Full Planning Permission
- Conservatory
- Well Presented Throughout
- Light Accommodation Throughout

Description

A wonderful opportunity to purchase a family home in a desirable location with full planning in place for the erection of a two-storey side, single storey rear extensions and a porch. Please see the Mendip district council website for more information

<https://publicaccess.mendip.gov.uk/online-applications/>. Planning ref: 2021/2158/HSE

The ground floor accommodation is spacious and light and comprises a dual aspect sitting/dining room, kitchen and conservatory. The kitchen is situated at the rear of the property overlooking the beautifully landscaped garden. In short, the kitchen is fitted with an array of white wall and base units with built in electric oven, hob and overhead extractor hood, there is space for a washing machine and fridge freezer. Off the kitchen is the light dining/sitting room which offers ample seating space and feature fireplace. Sliding doors from the dining room lead into the conservatory which is a wonderful space for sitting and taking in the view of the garden.

To the first floor are three bedrooms and family bathroom. There are two spacious double bedrooms, one is front facing with views towards Tor Woods and the other is rear facing with views over the garden. The third bedroom is a generous single room with dual aspect to the front of the property this would be the perfect space for a nursery or home office. The bathroom is situated at the rear of the property and comprises a white suit that includes a bath with overhead shower, toilet and wash hand basin.

Outside

The rear garden has been a labour of love for the current owners who have re landscaped the garden creating a wonderful space to relax, over the garden has been mainly laid to lawn with borders filled with an array of plants and shrubs. There is are two well situated seating areas to the rear of the garden which captures the afternoon sun and a most useful shed and summer house. A pedestrian side gate leads to the front of the property where you can find the garage with up and over door and driveway which could easily accommodate three vehicles .

There is a large gravelled area which the current owners have filled with colourful plant pots or should you require could be made into additional parking.

Situation

Wells is England's smallest City lying at the foot of the Mendip Hills. The City centre is well known for its bustling High Street and Market Place within which there is a twice weekly produce market. Wells' most famous landmark, The Cathedral, stands in a commanding position on the Eastern side of the town and is within a stone's throw of all major facilities. Wells offers excellent schooling at all levels, both state and private with the City also represented by four major supermarkets including Waitrose.



Directions

From Wells city centre follow signs for the B3139 The Horringtons into St Thomas Street. Continue onto Bath Road and take the third turning right into Hooper Avenue just beyond The Britannia Inn. Follow this road and the property can be found on the right hand side.

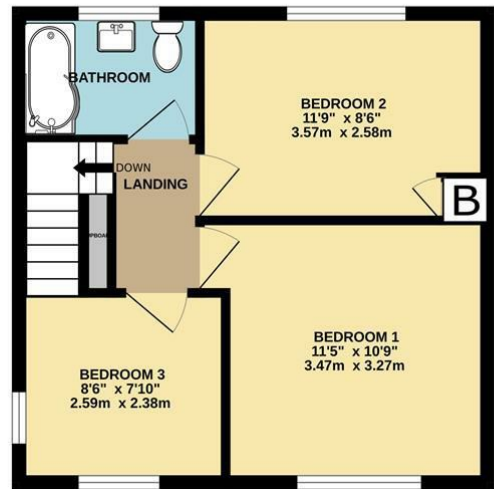


Floor Plan

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	