Muntjac Road, Langford, South Bristol. BS40 5AG

Offers in Region of £450,000 Freehold

FOR SALE

HOUSE FOX
ESTATE AGENTS

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....This spacious, detached family home, built by Crest Nicholson, is situated in the sought-after Langford Fields development. Boasting 4 double bedrooms, a generous living room, kitchen diner, en suite, cloakroom, utility, garage, and parking, it offers ample space for comfortable living.

Approached via a cul-de-sac, the property overlooks a open-water area to the front. Upon entering the front entrance hall, you're greeted with a convenient coat cupboard and a downstairs cloakroom equipped with WC and basin. To the left of the entrance hall is the inviting living room, featuring French doors that open onto the expansive rear garden. On the right side lies the spacious kitchen diner, complete with a range of wall and base units, Bosch halogen hob with extractor hood, eye-level electric oven/grill, integral dishwasher and fridge freezer, and an inset stainless steel sink/drainer. Adjacent to the kitchen is the utility room, offering additional storage and laundry space, with access to the rear garden.

Upstairs, you'll find 4 double bedrooms, with the primary bedroom boasting a built-in triple wardrobe and an en suite shower room. The family bathroom features a white suite including WC, basin, bath with shower over, and a glass screen.

Outside, the rear garden is generously sized and predominantly laid to lawn, with a patio area ideal for outdoor dining. Convenient side gate access leads to the driveway, while a side door provides entry to the garage, equipped with power and lighting, and featuring an up and over door leading to the front driveway.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Modern Detached House
- Four double bedrooms
- Large Garage and driveway parking to side for 2
- En suite to master bedroom
- Remainder of NHBC guarantee
- Cloakroom & utility room
- Cul de sac location
- Popular location in Langford
- EPC - B

ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Double doors to the living room, doors to the kitchen/diner and cloakroom

Cloakroom

Radiator; white WC and basin

Living Room

20' 9" x 11' 2" (6.32m x 3.40m) Radiator; Upvc double glazed window to front and french doors to rear

Kitchen Diner

21' 0" x 11' 3" (6.40m x 3.43m) Radiator; Upvc double glazed window to front and rear; range of wall and base units with worktops over, Bosch halogen hob with extractor hood over, eye level electric oven/grill, integral dishwasher and fridge freezer, inset stainless steel sink/drainer and a door to the utility

Utility

7' 4" x 5' 2" (2.24m x 1.57m) Radiator; base unit with worktop over , space for washing machine and a door to the rear garden.

First floor landing

Bedroom 1

11' 4" x 10' 6" (3.45m x 3.20m) Radiator; Upvc double glazed window to rear; built in triple wardrobe; door to en suite

En Suite

7' 2" x 4' 7" (2.18m x 1.40m) Towel Radiator; Upvc double glazed window to rear; white suite of WC, basin and large shower

Bedroom 2

11' 4" x 10' 6" (3.45m x 3.20m) Radiator; Upvc double glazed window to rear

Bedroom 3

11' 0" max x 9' 9" max (3.35m x 2.97m) Radiator; Upvc double glazed window to front

Bedroom 4

11' 3" max x 7' 8" max (3.43m x 2.34m) Radiator; Upvc double glazed window to front

Bathroom

Heated towel rail, Upvc double glazed window to front; white suite of WC, wash hand basin, bath with shower over and glass screen

Gardens:

FRONT - Lawn area with shrub borders and storm porch; driveway parking to side suitable for 2 vehicles
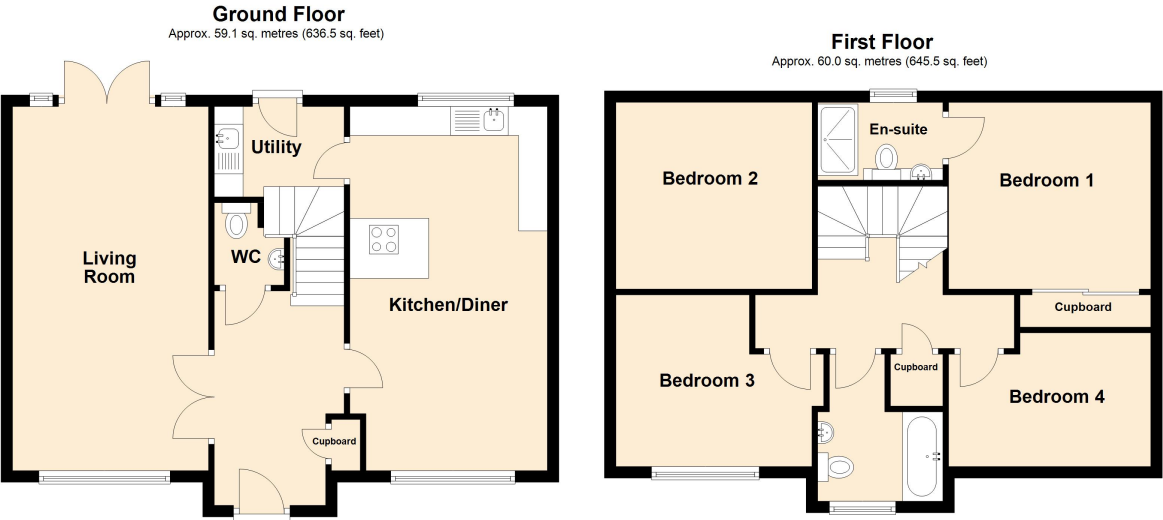
REAR - generous sized garden laid mainly to lawn with a patio directly to the rear for table and chairs. There is also a side gate access to the driveway and a side door into the garage

Garage and parking:

GARAGE - approx 22' x 10' ; has power and lighting, an up and over door to the front driveway; side door to garden

FLOORPLAN & EPC

Ground Floor
Approx. 59.1 sq. metres (636.5 sq. feet)

Utility

WC

Living Room

Kitchen/Diner

Cupboard

First Floor
Approx. 60.0 sq. metres (645.5 sq. feet)

Bedroom 2

En-suite

Bedroom 1

Cupboard

Bedroom 3

Cupboard

Bedroom 4

Total area: approx. 119.1 sq. metres (1282.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		93
(69-80) **C**		
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

Current: 84

England, Scotland & Wales

EU Directive
2002/91/EC

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