

Muntjac Road, Langford, Bristol, Somerset. BS40 5AF

£375,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This spacious and well presented recently built semi detached house was the show home for this stunning development in Langford and offers 3 bedrooms, great garden, garage and parking. The property is tucked down a cul de sac and approached past an open area to the front with the entrance hall to the property having stairs to the first floor and a cloakroom with WC and wash basin. The living room is a great size across the rear of the property with doors out to the rear garden and a large cupboard under the stairs. The kitchen is again a great size and offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, integral dishwasher, washing machine and fridge freezer, inset stainless steel sink/drainer and also enough space for table and chairs for dining. Upstairs there are 3 bedrooms with bedroom 1 having the advantage of L-shaped wardrobe storage with mirror doors and an en suite offering a white suite of WC, wash basin and a shower. The family bathroom also offers a white suite of WC, wash basin and a bath with shower over and a glass screen. Outside to the rear the garden is really private and has been well maintained with a patio area directly to the rear leading around the side of the garage with a gate out to the driveway to the side. The garden also offers raised planters to both sides and a large decking area to table and chairs. The garage has parking to the front for 2, an up and over door and power and lighting. Please note there is a maintenance fee for the development of £300 per year.

## FEATURES

- Detached modern family home
- Three bedrooms
- Cloakroom & en suite to main bedroom
- Great sized kitchen and living room
- Ex-show home so great spec
- Remainder of NHBC guarantee from 2019
- Offered in superb decorative order
- Popular development near Bristol / A38
- Council Tax - Band D
- EPC - B



## ROOM DESCRIPTIONS

### Entrance Hall / Cloakroom

Stairs to the first floor  
Cloakroom with white suite of WC and wash basin and window to front

### Living Room

17' 9" x 12' 3" (5.41m x 3.73m)  
Radiator; Upvc double glazed window and french doors to rear

### Kitchen Diner

14' 9" x 10' 1" (4.50m x 3.07m)  
Radiator; Upvc double glazed window to front; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, integral dishwasher, washing machine and fridge freezer, inset stainless steel sink/drainage and also enough space for table and chairs for dining

### Bedroom 1

10' 2" x 10' 0" (3.10m x 3.05m) 10' 2" x 10' 0" (3.10m x 3.05m) Radiator; Upvc double glazed window to rear; door to en suite; L-shaped wardrobe storage with mirror doors

### En Suite to Bed 1

Towel Radiator; Upvc double glazed window to side; white suite of WC, wash basin and a shower.

### Bedroom 2

9' 8" x 10' 3" (2.95m x 3.12m) Radiator; Upvc double glazed window to front

### Bedroom 3

Radiator; Upvc double glazed window to rear

### Bathroom

7' 0" x 5' 7" (2.13m x 1.70m) Towel Radiator; Upvc double glazed window to side; white suite of WC, wash basin and a shower.

### Outside

REAR - The garden is really private and has been well maintained with a patio area directly to the rear leading around the side of the garage with a gate out to the driveway to the side. The garden also offers raised planters to both sides and a large decking area to table and chairs.

GARAGE - approx 23' x 9'8 - The garage has parking to the front for 2, an up and over door and power and lighting.







FLOORPLAN & EPC

