

Brook Gardens, Langford, Bristol, Somerset. BS40 5AP

£525,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This well presented detached family home offers great space for the family with 4 bedrooms, study, kitchen/diner with sofa area, utility, and lovely sized garden and garage with parking. The property is located in the popular area of Langford on the A38 to Bristol and close to Bristol Airport and is approached via a pathway to a covered storm porch. The front entrance hall has doors to all downstairs rooms and has the stairs to the first floor and also a cloakroom with WC, wash basin and a door into an under-stairs cupboard. To the right of the hallway is the Study (or kids playroom!) and next to it is the living room which has French doors out to the rear garden. The Kitchen Diner is a great size and has a seating area to the front and the dining area to the rear which has French doors to the rear garden and access to the Utility room which has the washing machine, stainless steel sink/drainers, wall and base units with worktops over and a door to the garden. The kitchen area itself offers a range of wall and base units with worktops over, gas hob with extractor hood over and eye level double electric oven, integral dishwasher and fridge/freezer, inset stainless steel sink/drainers. Upstairs there are 4 bedrooms with bedroom 1 benefitting from built in wardrobes and also an en suite offering a suite of WC, wash basin and a large shower. The family bathroom is also a white suite of WC, wash basin and a bath. Outside to the front there is a small garden area leading to the front door and to the rear the garden is quite private and a generous size with an area of patio, lawn, and a path to the side to the rear decking area for table and chairs. To the side of the house there is driveway parking for 2 or 3 vehicles leading to a really good sized garage with an up and over door to the front, power and lighting.

FEATURES

- Superb Detached House
- Four Bedrooms
- Cloakroom & en suite to main bedroom
- Utility and Study
- Great sized rear garden
- Driveway parking and generous garage
- Four years remaining on NHBC guarantee
- Well presented and a great sized house
- Council Tax - Band F
- EPC - B
- 360 VIDEO TOUR AVAILABLE



ROOM DESCRIPTIONS

Entrance Hall

Stairs to first floor.
CLOAKROOM - WC, wash basin and a door into an under-stairs cupboard

Living Room

14' 4" x 10' 4" (4.37m x 3.15m) Radiator; Upvc double glazed french doors to rear garden.

Study

6' 6" x 6' 4" (1.98m x 1.93m) Radiator; Upvc double glazed window to front

Kitchen Diner

30' 11" x 10' 7" (9.42m x 3.23m) Radiator; Upvc double glazed window to front and doors to rear; kitchen area offers a range of wall and base units with worktops over, gas hob with extractor hood over and eye level double electric oven, integral dishwasher and fridge/freezer, inset stainless steel sink/drainers; space to front for sofa/seating ; space to rear for dining table and chairs

Utility

8' 9" x 4' 2" (2.67m x 1.27m) Radiator; space for washing machine, stainless steel sink/drainers, wall and base units with worktops over and a door to the garden.

Bedroom 1

14' 4" x 9' 7" (4.37m x 2.92m) Radiator; Upvc double glazed window to front; door to en suite; built in wardrobes

En Suite to Bed 1

Towel Radiator; Upvc double glazed window to front; WC, wash basin and large shower

Bedroom 2

11' 10" x 10' 6" (3.61m x 3.20m) Radiator; Upvc double glazed window to front; built in cupboard

Bedroom 3

11' 2" x 10' 9" (3.40m x 3.28m) Radiator; Upvc double glazed window to rear

Bedroom 4

9' 1" x 7' 0" (2.77m x 2.13m) Radiator; Upvc double glazed window to rear

Bathroom

7' 2" x 5' 6" (2.18m x 1.68m) Towel Radiator; Upvc double glazed window to side; white suite of WC, wash basin and a bath.

Outside

FRONT - Outside to the front there is a small garden area leading to the front door

REAR - to the rear the garden is quite private and a generous size with an area of patio, lawn, and a path to the side to the rear decking area for table and chairs. To the side of the house there is driveway parking for 2 or 3 vehicles leading to a really good sized garage

GARAGE - 23'7 x 10' .. Has an up and over door to the front, power and lighting

PLEASE NOTE - The property is freehold but to look after the shared spaces and keep it all looking good in this development there is a yearly charge of £300.



FLOORPLAN & EPC

