







### Property Description

This exceptional four-bedroom detached family home in the desirable Langford area offers spacious and contemporary living, finished to an impeccable standard throughout.

At the heart of the home is a stunning open-plan kitchen, dining and social area, featuring high-specification fittings, sleek finishes, and an abundance of natural light from skylight windows and stylish bi-fold doors that open seamlessly onto the rear garden. A generously sized living room provides a perfect retreat for relaxation, while a versatile multi-use room offers flexibility for a home office, playroom, or additional lounge space. A practical cloakroom with a utility area adds further convenience.

Upstairs, the property boasts four well-proportioned bedrooms, including a luxurious main bedroom with its own en-suite. A modern family bathroom serves the remaining bedrooms, ensuring ample space for a growing family.

Externally, the home benefits from driveway parking to the front, whilst lawn and decking combined within the private rear garden.

Situated in a sought-after Langford location, it offers excellent access to the local primary

school and a range of amenities, making it an ideal choice for family living.

### Entrance Hall

Spacious, access to multiuse room, Living Room, Cloak / Utility, Kitchen. Stair access for first floor. Storage space underneath stairs

### Multiuse Room

Window to Front of property, currently used as a Gym, with mats to the floor (can be study, playroom or additional reception room)

### Living Room

Bay Window to Front of Property, Oak door to Entrance Hall. Archway to social area (designed so doors can be fitted if preferred)

## Kitchen Area

Quartz Worktop, Belfast Sink, Base and Wall units, Integral appliances, Full Size Fridge, Full Size Freezer, Double Oven, Microwave, AEG Ceiling extractor and AEG 5 Point Induction hob within the breakfast bar

## Dining And Social Area

Six section Bi-Fold Doors, Three Skylight Windows, spot lights and wall mounted lights

## Cloakroom And Utility

Oak Door, Cloakroom, WC, with Built in Basin, wall mounted radiator, access to Utility area. Oak Counter top, space for washing machine and dryer, Towel Rail.

## Landing

Carpeted, access all bedrooms and family bathroom. Loft access point

## Bedroom One with En-Suite

Double Bedroom, Oak entrance door and Oak door to En-Suite. Laminate Flooring, Built in Storage, Window to front of property, with

internal shutters and built in blackout blinds.

En-Suite- Tiled Floor and Walls, Shower Cubicle, WC, Basin with underneath storage, Towel Rail, Extractor, Window to front of Property

## Bedroom Two

Double Bedroom, Oak Door access, Laminate flooring, built in storage, window to rear of property, with internal shutters and built in blackout blinds.

## Bedroom Three

Double Bedroom, Oak Door access, Laminate flooring, built in storage, window to rear of property, with internal shutters and built in blackout blinds.

## Bedroom Four

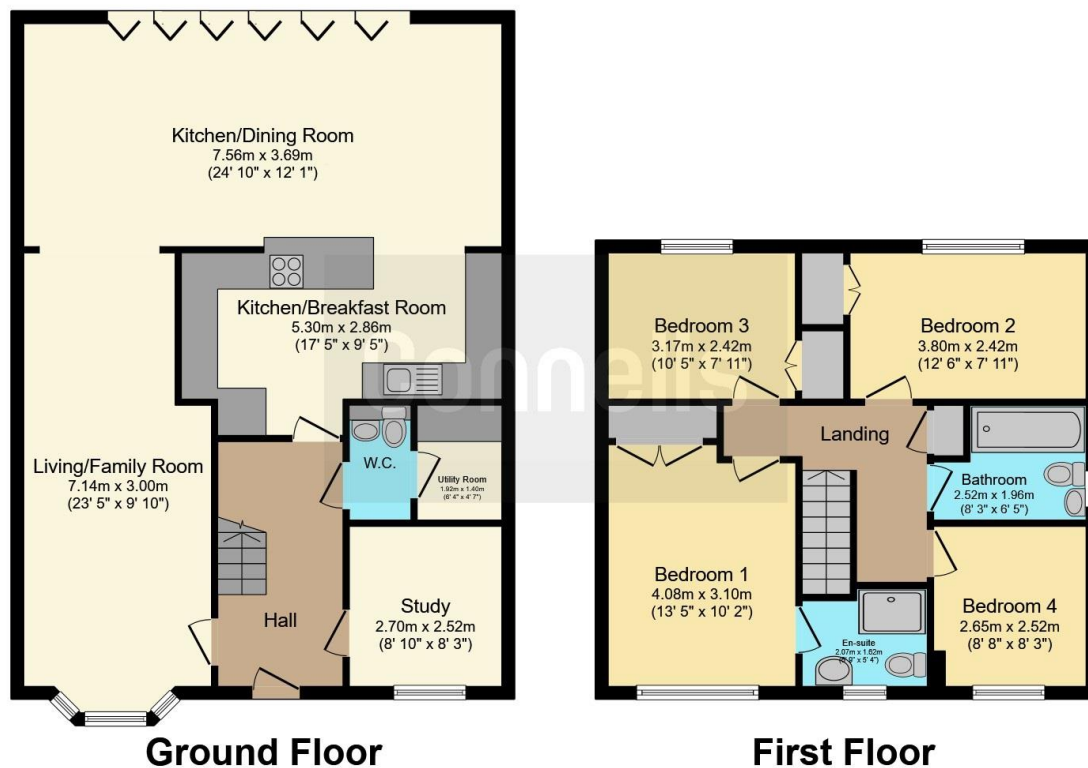
Oak Door access, Single Bedroom, Laminate flooring, window to front of property, with internal shutters and built in blackout blinds.

## Family Bathroom

Oak Door access, Bath with Tiled surrounds, overhead shower, WC, Basin built in unit with Granite top, Towel Rail, extractor and window.







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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: BIC309150 - 0006