



**Pudding Pie Lane, Langford**  
**£375,000**



**debbie fortune**  
ESTATE AGENTS  
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**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 2

11 Pudding Pie Lane is a beautifully presented three-bedroom semi-detached home, quietly positioned within the highly regarded Langford Fields development. Constructed in recent years and thoughtfully maintained, this handsome contemporary property offers comfortable, easy living in a wonderfully convenient village setting.

The house enjoys a particularly appealing position, within an easy stroll of everyday amenities including the local primary school, doctors' surgery and Tout's convenience store – making it an ideal choice for families, professionals or those seeking a well-connected yet friendly community.



On entering the property, you are welcomed into an attractive entrance hallway with a practical ground floor WC. The spacious sitting room is filled with natural light and enjoys French doors opening directly onto the rear garden, creating a lovely sense of flow between indoors and out. To the rear of the house, the stylish kitchen/diner is finished in a chic, contemporary style, featuring modern units, integrated appliances and ample space for a dining table – perfect for both everyday living and entertaining. Neutral décor throughout enhances the calm and well-presented feel of the home.

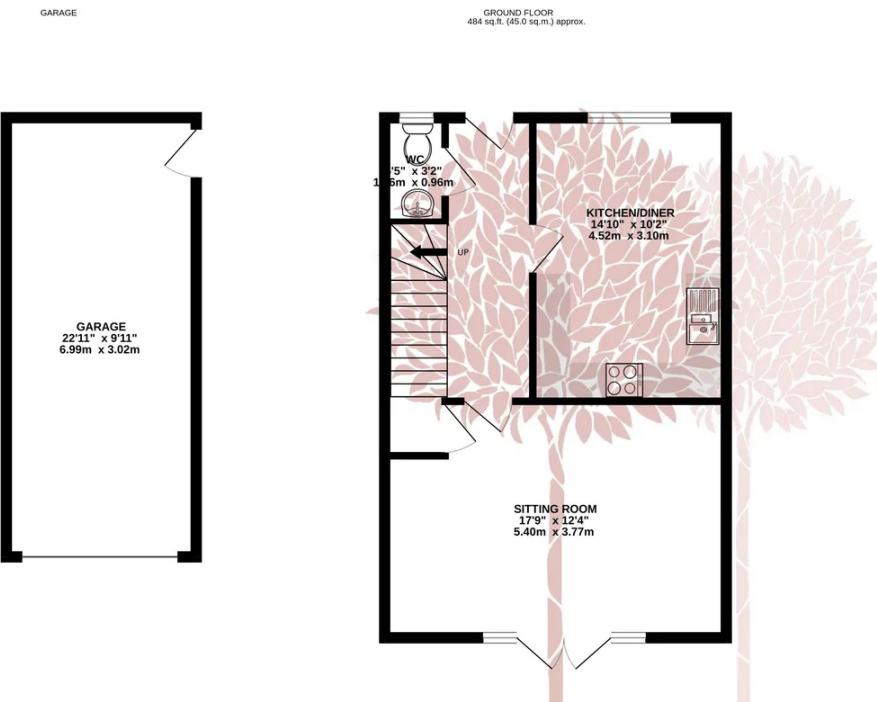
Upstairs, the accommodation continues to impress, with three well-proportioned bedrooms. The principal bedroom benefits from double built-in wardrobes and a smart, modern en-suite shower room. A further two bedrooms are served by a stylish family bathroom, all finished to a high standard.

Outside, the property enjoys a private, enclosed rear garden with a good degree of sunshine, bordered by fencing and complemented by established, mature shrubbery. A generous single garage provides excellent storage or parking, adding to the practicality of the home.

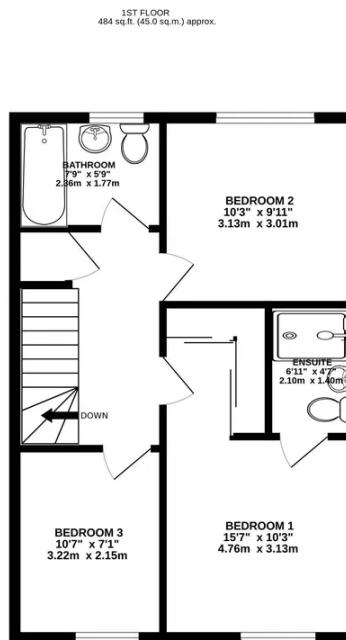
#### **What we love about the property...**

This is a very nicely presented property in a sought-after location, offering modern comforts, excellent energy efficiency (EPC rating B) and a relaxed village lifestyle – ready to move straight into and enjoy.





TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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**Situation:** The highly favoured and convenient village of Langford is nestled in the beautiful North Somerset countryside. Local facilities include the supermarket and filling station a short distance away and the village itself has a popular public house and a hairdressers. The doctor's surgery for the local villages relocated to a brand new building in Pudding Pie Lane in 2014. A more comprehensive range of facilities is available at the nearby village of Wrington. There is a primary school at Churchill ([www.churchill-pri.n-somerset.sch.uk](http://www.churchill-pri.n-somerset.sch.uk)) and secondary schooling at Churchill Academy and Sixth Form Centre ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)), which has recently been awarded 'Outstanding' by Ofsted and also benefits from a modern sports complex. The area around is renowned for its beauty and offers a range of country pursuits including sailing, fishing, dry skiing and sports facilities and for those interested in horse-riding a wide range of equestrian pursuits are available. Langford is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.

**Directions:** From the Churchill traffic lights, take the Bristol Road and follow it through to Langford, passing Tout's convenience store. Turn left and continue along the road to the roundabout, taking the exit onto Stock Lane. Follow Stock Lane and take the first left into Pudding Pie Lane, where number 11 will be found on the right-hand side. What3Words: ///bulldozer.fired.sorters

**Material Information:** This property operates on gas central heating. Council tax band: D EPC Rating: B