



Robin King | Estate Agents

11 Pudding Pie Lane, Langford - BS40 5AD
£375,000

11 Pudding Pie Lane

Langford, Bristol

Nestled within the popular Langford Fields development, this beautifully presented three bedroom semi detached home offers stylish, contemporary living in one of North Somerset's most convenient villages. With a bright sitting room, a smart kitchen/diner and a private rear garden, it's a home ready to move into and enjoy from day one.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

All Mains Services

- Approx. 1230 sq.ft accommodation and garaging
- Three bedroom semi detached home
- Principal bedroom with built in wardrobes and en suite shower room
- Two further bedrooms served by a stylish family bathroom
- Contemporary kitchen/diner with integrated appliances
- Spacious sitting room with French doors onto the rear garden
- Ground floor WC
- Private, enclosed rear garden with established, mature shrubbery
- Generous single garage
- No onward chain







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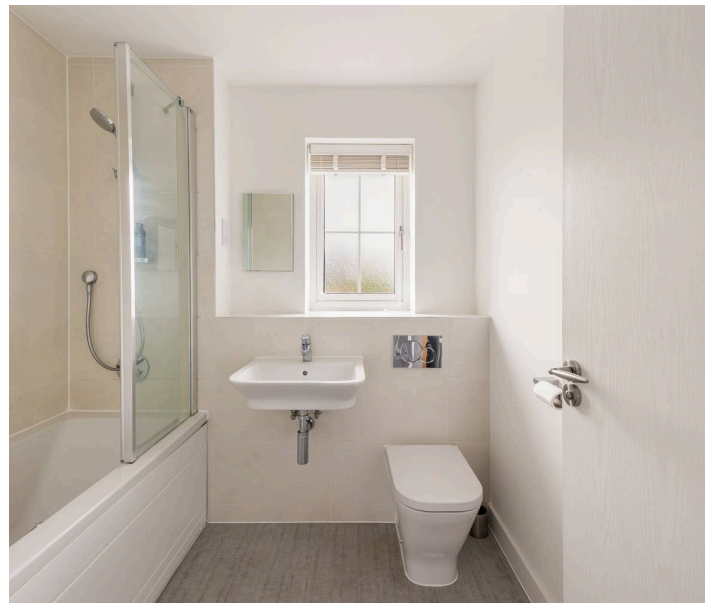
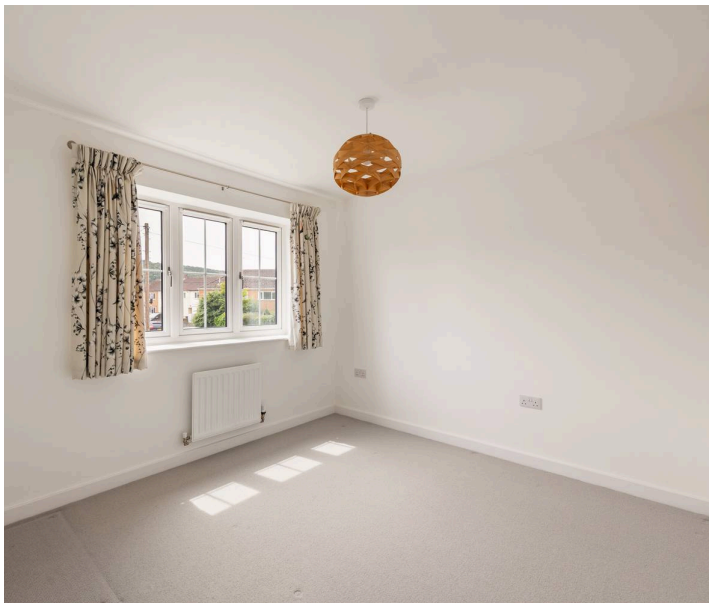
Langford, Bristol

This three bedroom semi detached home presents attractively from the front, built in stone elevations beneath a pitched, tiled roof, with a gabled storm porch over the entrance.

A driveway provides off road parking, and the house sits within the popular Langford Fields development, and has been well maintained throughout.

The entrance hallway has a ground floor WC and stairs to the first floor. The kitchen/diner sits at the front of the house, fitted with contemporary units, integrated appliances and space for a dining table. To the rear, the lounge is a good size and opens through French doors onto the garden seamlessly integrating the indoor and outdoor spaces.

Upstairs are three bedrooms. The principal bedroom is generously sized, with built in wardrobes and an en suite shower room. Of the remaining two, one is a comfortable double and the other suits use as a single bedroom, nursery or office. A family bathroom completes the upstairs accommodation.



Outside, the rear garden is private and enclosed, enjoying a good degree of sunshine and bordered by fencing and established, mature shrubbery, ideal for relaxing or entertaining. A garage runs alongside, with personnel door access from the garden, offering additional storage or conversion potential subject to necessary consents.

Location

Langford offers local shopping and social facilities with a more comprehensive range of shops available at the nearby villages of Congresbury and Winscombe. There is a large, medical practice in the village and a handy petrol station and mini-market close by. Primary schooling is available in the village and the excellent Churchill Academy and Sixth Form. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and junctions 20 and 21 of the M5 motorway each around 9 miles away for access to Bristol and beyond. Bristol International Airport is within 6 miles. The village of Yatton has a mainline railway station with direct services to London.

Directions

What3Words: ///bulldozer.fired.sorters



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Approximate Gross Internal Area (excluding garage) 92.2 sq m / 993 sq ft

Total Area 114.3 sq m / 1230 sq ft



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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.