



Broad oak Road, Langford
£370,000



debbie fortune
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Bedrooms: 4

Bathrooms: 1

Receptions: 2

This well-presented four-bedroom home offers generous, well-proportioned accommodation throughout, making it an ideal choice for families seeking both space and practicality in a desirable village setting.

The ground floor comprises a good-sized sitting room, perfect for relaxing, alongside a well-equipped kitchen featuring ample kitchen units providing excellent storage, as well as an integrated oven. A separate dining room provides an excellent space for entertaining, with sliding doors leading directly into a bright and airy garden room.



The garden room is a standout feature of the home, flooding the space with natural light and creating an impressive sense of height and openness, while offering lovely views over the spacious rear garden.

Upstairs, the property offers four bedrooms in total, including two double bedrooms, all providing comfortable living space. The family bathroom is fitted with a bath and raindrop shower, benefitting from mains-fed water pressure, along with a wash basin and WC. A convenient downstairs WC adds further practicality.

Externally, the property benefits from a generous and private rear garden, ideal for families, gardening enthusiasts, or outdoor entertaining. The home also enjoys close proximity to the community park which can be accessed via a private gate at the rear of garden, perfect for walking, dog owners, or simply enjoying the outdoors. An integral garage provides excellent storage solutions in addition to off-street parking.

A fantastic opportunity to acquire a spacious and versatile family home in the popular village of Langford.

What we love about the property...

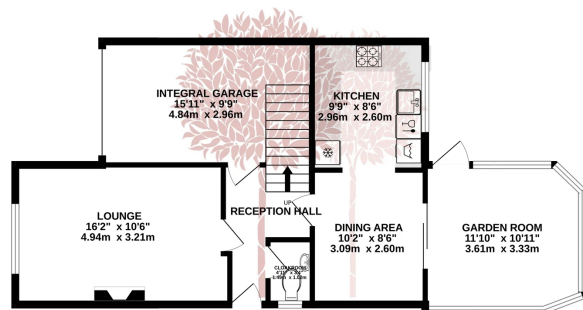
We love the peaceful setting of this home, tucked away in a wonderfully quiet position, yet just moments from beautiful green spaces - perfect for relaxing walks and enjoying the outdoors.



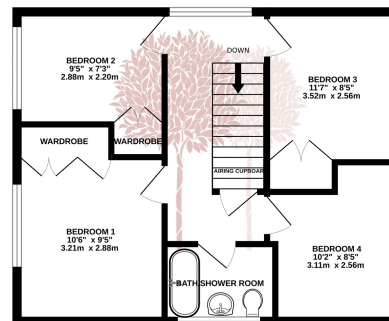


Situation: The highly favoured and convenient village of Langford is nestled in the beautiful North Somerset countryside. Local facilities include the supermarket and filling station a short distance away and the village itself has a popular public house, café and a hairdressers. The doctor's surgery 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 villages of Wrington, Congresbury and Yatton. There is a primary school at Churchill (www.churchill-pri.n-somerset.sch.uk) and secondary schooling at Churchill Academy and Sixth Form Centre (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.

GROUND FLOOR



1ST FLOOR



Directions: Travelling from Bristol on the A38 take the turning right after Touts and follow the road signposted to Congresbury. Then take the first left opposite Bristol University grounds, and then continue along this road. Broadoak road is on the left hand side, and the property can be found on the left hand side.

What3Words: ///extreme.declares.unloads

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