



Muntjac Road, Langford
£597,500



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Bedrooms: 4

Bathrooms: 3

Receptions: 3

A well-presented modern detached family home situated within this popular Crest Nicholson development in the village of Langford. Built to the sought-after Caldwell design, the property offers well-proportioned accommodation arranged over two floors, with four double bedrooms, two en-suite bedrooms and excellent open-plan family living. The property is particularly well positioned, situated on a private road with spacious green open land and mature trees and hedging opposite, creating a peaceful and secluded setting.

The property is centred around a particularly spacious open-plan kitchen, dining and family room, with a large central island creating a useful breakfast bar and providing a great social space for everyday family life. There is plenty of room for a dining table and additional seating, with French doors opening directly onto the rear garden and allowing plenty of natural light into the room. The separate sitting room is a generous size and benefits from a lovely triple aspect, with windows to the front and side aspects together with French doors providing another connection to the garden. A separate dining room offers useful additional reception space, while a utility room and cloakroom complete the ground floor.



Upstairs, the feeling of space continues with a good-sized landing providing access to all four bedrooms and the family bathroom. The principal bedroom benefits from a dressing area with fitted storage and en-suite shower room, while bedroom two also has its own en-suite facilities. Bedrooms three and four are both well-proportioned double bedrooms, with the family bathroom serving the remaining bedrooms. The accommodation offers a really good balance of living and bedroom space, making this an ideal home for families looking for a modern property with plenty of room to grow.

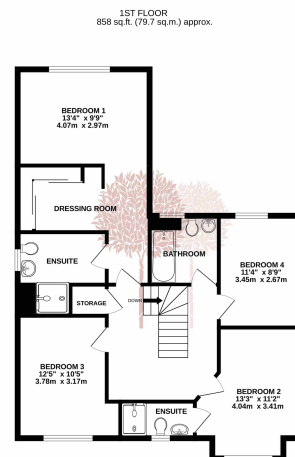
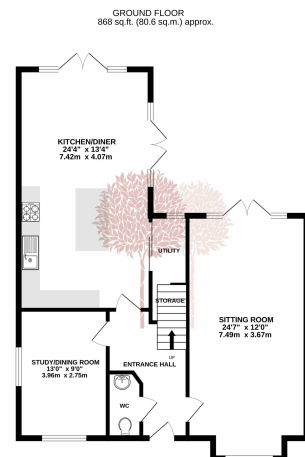
Outside, the rear garden is enclosed and enjoys a south-facing aspect, with a good-sized lawn and patio area providing plenty of space for outdoor seating and entertaining. The garden is accessed directly from both the kitchen/family room and sitting room, creating a natural flow between the house and garden during the warmer months. To the side of the property is a large driveway providing off-street parking for up to four vehicles, along with a double garage offering further storage and parking. The front of the property is approached via a pathway with planted borders, providing an attractive approach to the main entrance. The property is also fitted with multiple CCTV cameras to the front and rear, with day and night functionality, together with motion-sensor alarms in every room and the garage. The system can be monitored remotely via mobile phone, providing an additional level of security. Privacy-tinted glass to the front of the house further enhances the sense of privacy.





What we love about the property... A beautifully proportioned family home with a wonderful sense of space, fantastic open-plan living and a lovely south-facing garden.

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) 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.



Directions: From our Congresbury office turn right onto the B3133. Follow this road until you reach the Langford Veterinary College. Take the first right onto Muntjac Road and follow the road round past the green to the right and continue straight on. The property can be found tucked away at the edge of the development. What3Words: [///apartment.thinnest.page](http://apartment.thinnest.page)

Material Information: This property operates on gas central heating. Council tax band: F EPC rating: B