

2 Brook Gardens Langford BS40 5AP

£485,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Detached house



HOW BIG  
1605.60 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street



OUTSIDE SPACE  
Front and rear



EPC RATING  
B



COUNCIL TAX BAND  
F

Four-bedroom family home, situated within an attractive modern development in the heart of Langford. 2 Brook Gardens is an impeccably presented detached home, built in 2021 by Bellway Homes to their popular "Elm" design, offering the perfect blend of contemporary styling, generous proportions and practical family living. Forming part of an exclusive development of quality homes, the property enjoys a convenient village position, ideal for those seeking a modern family home in a well-connected North Somerset setting.

Stepping into the welcoming entrance hall, the sense of space and natural light becomes immediately apparent. To the front of the property sits a versatile study, ideal for working from home, while the generously sized sitting room provides a warm and comfortable retreat for family relaxation. The impressive kitchen dining family room forms the social centre of the home, featuring a range of integrated appliances, along with upgraded solid Silestone quartz worktops that elevate both the finish and practicality of the space. French doors lead directly onto the rear garden, ideal for entertaining during the summer months, or keeping an eye on little ones whilst they play. A separate utility room and ground-floor WC add everyday convenience. Upstairs, the home continues to impress. The principal bedroom enjoys fitted storage and a private en-suite shower room. Three further bedrooms provide flexibility for family, guests, or hobbies, served by a well-appointed family bathroom.

The rear garden has been thoughtfully arranged to create an inviting and low-maintenance outdoor space, ideal for relaxing and entertaining throughout the year. A smartly paved seating area extends from the house, providing the perfect spot for morning coffee or alfresco dining. Beyond, a generous stretch of artificial lawn ensures year-round greenery with minimal upkeep. A raised decked entertaining area forms a superb focal point, complete with a stylish covered garden bar and ample room for outdoor furniture — an excellent setting for summer gatherings. The garden is fully enclosed by timber fencing and brick walling, offering both privacy and a secure environment for children and pets. The front is pleasantly enclosed by estate fencing with recently planted hedging. Off street parking is provided to the side of the property for a couple of vehicles, plus a converted garage. The garage has been converted and is currently used as a home cinema/gym, but also provides potential as a home office. For those with more traditional needs, the garage would also be ideal for those who require a hobby space or a large workshop.

Situated within Brook Gardens, this family home is ideally located to access the Mendip Hills, giving you easy access to this area of outstanding natural beauty. The village itself offers a range of amenities, including local shops, doctors surgery, cosy village public houses and highly regarded secondary school. It also offers good connections for those commuting to Bristol or Weston-super-Mare, being situated just off of the A38, and also just a short drive to Bristol International Airport and Yatton's mainline railway station.







## Modern, detached family home presented to exacting standards in Langford



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



## Up your street...

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Glorious walks on The Mendip Hills

Landford, Wrington and Congresbury  
village centres

Churchill Academy and Sixth form

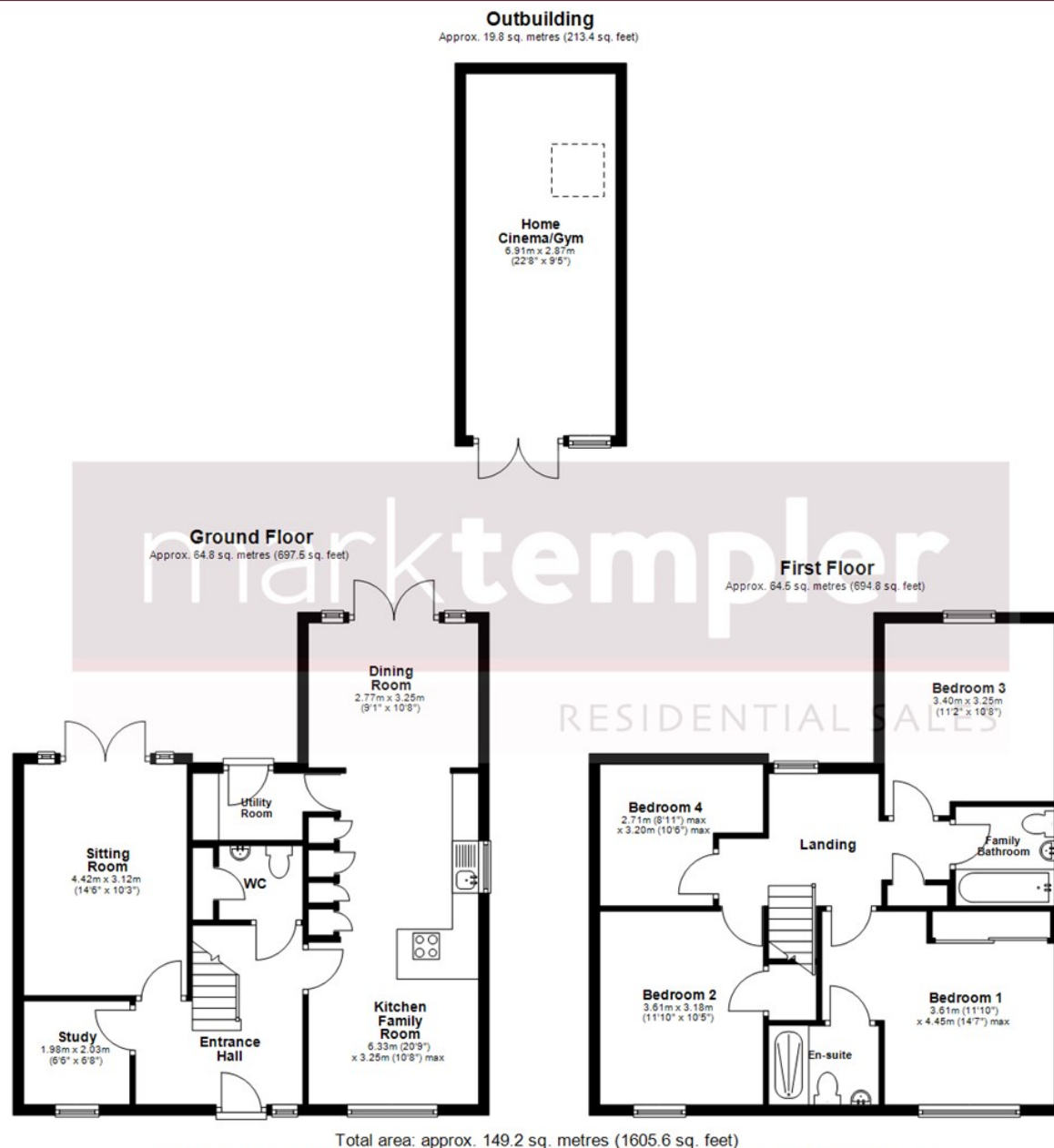
International travel from Bristol Airport

Touts convenience store



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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.  
Plan produced using PlanUp.