

Birch Drive, Langford

£425,000

debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk

The Property Ombudsman









Bedrooms: 4

Bathrooms: 2

Receptions: 2

Situated in a quiet cul-de-sac within the popular village of Langford, 14 Birch Drive is a well-proportioned detached bungalow offering approximately 1,592 sq ft of single-storey accommodation. With four bedrooms, two bathrooms, a choice of reception spaces and a lovely enclosed rear garden, the property offers plenty of flexibility for a range of buyers. There is also the added benefit of a double garage and driveway parking, with village amenities close by and good access to Bristol, the M5 and Bristol Airport.

The accommodation begins with a welcoming entrance hallway leading through to a spacious sitting room, where an original brick fireplace provides a lovely focal point. Double doors open into the separate dining room, which benefits from a bay window and offers a great space for entertaining or family meals.

The kitchen is generously sized, with a range of fitted units, a built-in double oven and electric hob, alongside space for appliances and a breakfast table. An adjoining garden room provides further reception space, with sliding doors opening directly onto the rear garden and convenient access to the double garage.

The bedroom accommodation is arranged separately, with four bedrooms in total. Three bedrooms offer flexibility for family, guests or those needing space to work from home, while the principal bedroom benefits from fitted wardrobes and its own en-suite shower room. A separate family bathroom, fitted with a white suite and shower over the bath, completes the accommodation.

Outside, the property has an attractive front garden with a neat hedge and pathway leading to the entrance. To the side, a double garage is complemented by a driveway providing parking for several vehicles. The enclosed rear garden is a particular feature, with a well-maintained lawn, mature planting and patio areas providing space to sit out and entertain. With its southerly aspect, the garden is well placed to make the most of the sunshine throughout the day.

What we love about the property...
The quiet cul-de-sac setting in a popular village, the well-proportioned accommodation and the added benefit of a particularly generous double garage, ample parking and a lovely south-facing rear garden.

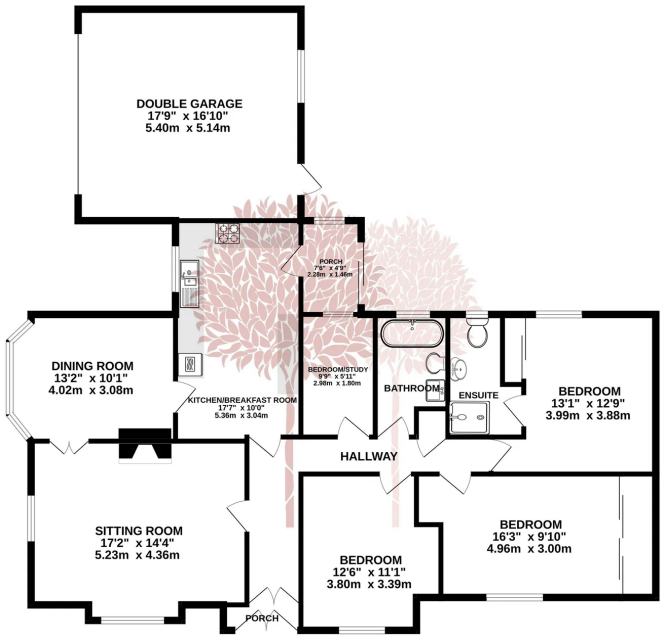








GROUND FLOOR



14 BIRCH DRIVE LANGFORD, BRISTOL BS40 5HG

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) and secondary schooling at Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk) 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 Debbie Fortune office, follow Brinsea Road out of Congresbury and continue until reaching Stock Lane. Turn left onto Stock Lane, then take the left turn at Pudding Pie Lane. Continue and then turn left again onto Broadoak Road. Follow the road to the turning for Rowan Way, then take the next left into Birch Drive. Follow the road up where number 14 can be found on the left-hand side.

What3Words: ///dizzy.slap.bedspread

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

Note: One of the sellers is a member of staff at