



29 Stockmead

Langford, Bristol

Stylishly updated four bedroom home with spacious dual aspect lounge, modern kitchen/diner with Rangemaster, separate utility room and downstairs cloakroom, plus enclosed front and rear gardens and driveway parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

All Mains Services

- Four bedroom family home
- Thoughtfully renovated and well maintained throughout
- Spacious double-aspect sitting room with french doors to the garden
- Modern Shaker-style kitchen/diner
- Separate utility room and downstairs cloakroom
- Enclosed front and rear gardens with side courtyard potential
- Driveway parking with double gated side access
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







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This four-bedroom home has been thoughtfully renovated to provide practical, comfortable accommodation ideal for modern family living. The front door opens into an entrance hall with a useful downstairs cloakroom to the left.

The main reception room is a generous double-aspect sitting room filled with natural light, featuring French doors to the rear garden. A chimney breast with feature fire opening creates an attractive focal point and offers potential for a log burner, subject to the necessary consents.

To the rear is a well-appointed kitchen/diner fitted with modern Shaker-style units. Integrated appliances include a dishwasher and fridge freezer, along with a Rangemaster oven, included in the sale. Additional features include a double pantry cupboard, feature wine rack and plinth lighting. There is space for a dining table, and a side door provides direct garden access. The kitchen also leads to a separate utility room with space for a washing machine and tumble dryer.

Upstairs there are four bedrooms, two comfortable double rooms, with the principal bedroom benefiting from a built-in cupboard. The family bathroom features a modern white suite with bath and shower over, marble-effect tiling. A useful landing cupboard completing the accommodation.



Outside

The rear garden is mainly laid to lawn and includes a good sized shed for storage. To the side of the house is a further enclosed area currently used for bin storage, but with direct access from the kitchen, this space could easily be adapted into a pleasant courtyard seating area.

To the front, the garden has been enclosed with fencing and a gate, creating a secure additional outdoor space suitable for children or pets. The property also benefits from driveway parking and double gates leading to the side area.

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, modern medical practice in the village and a handy petrol station and mini-market close by. Primary schooling is available in the village and the well-regarded 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 (approximately 4 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses. (All distances/times approx.)

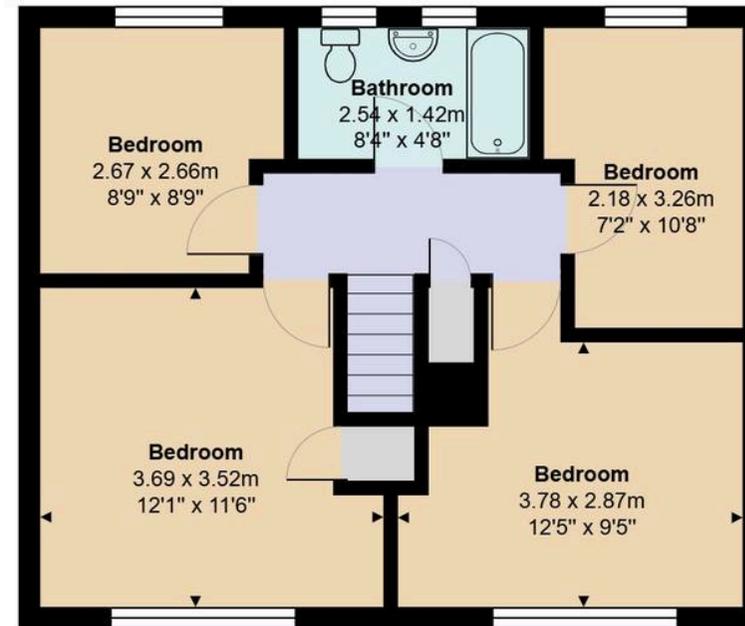


Stockmead, BS40

Approximate Gross Internal Area 96.7 sq m / 1041 sq ft



Ground Floor



First Floor



These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.



Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

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