

11 Birch Drive Langford BS40 5HG

£535,000

marktempler

RESIDENTIAL SALES





Property Type

House - Detached



How Big

1727.80 sq ft



Bedrooms

5



Reception Rooms

2



Bathrooms

3



Warmth

Gas central heating



Parking

Off street & garage



Outside

Front & rear



EPC Rating

C



Council Tax Band

F



Construction

Traditional



Tenure

Freehold

Immaculately presented detached family home, quietly positioned within a peaceful Langford cul-de-sac - 11 Birch Drive is a beautifully maintained five-bedroom property offering light, airy and versatile accommodation arranged with family living in mind. The home is accessed via a welcoming entrance hall, leading to the principal ground floor rooms. To the front, the bay-fronted sitting room enjoys excellent natural light and provides a comfortable everyday living space, with an archway opening through to the dining room beyond. The dining room enjoys a pleasant outlook over the rear garden and sliding glazed doors open directly outside, creating a natural flow for family life and entertaining. The kitchen breakfast room is arranged in an attractive L-shaped layout and is fitted with a range of oak wall and base cabinets with work surfaces over, providing plenty of storage and preparation space. To one end of the room, an enclosed log-burning fire creates a charming focal point and a lovely spot to sit back on a cosy winter evening, while French doors open directly to the rear garden during the warmer months. A door from the kitchen also provides access into the integral garage, adding further practicality to the ground floor layout. To the first floor, the accommodation continues to impress with five bedrooms, two of which benefit from en-suite facilities. The principal bedroom enjoys a recently refitted modern en-suite bathroom, finished with a three-piece suite comprising low-level WC, wash hand basin with vanity storage under and panelled bath with independent shower over and folding glass screen. Bedroom two is also served by an en-suite shower room, fitted with low-level WC, wash hand basin with vanity storage and corner shower with glass surround. The remaining bedrooms offer excellent flexibility for children, guests or home working, while the family bathroom has also been recently refitted with a smart three-piece suite, again finished in a clean and contemporary style.

Outside, the property enjoys a private southerly facing rear garden, thoughtfully arranged to provide an attractive and usable outdoor space. Predominantly laid to lawn, the garden is enclosed and enjoys blooming borders stocked with a variety of plants, shrubs and flowers, creating colour and interest throughout the seasons. The orientation makes the garden a particularly enjoyable space during the warmer months, whether used for children to play, outdoor dining or simply relaxing in the sunshine on the deck. The French doors from the kitchen breakfast room and sliding doors from the dining room both connect well with the garden, making the outside space feel like a natural extension of the home. To the front, the property is set back behind a small and pretty lawn, with off-street parking for two vehicles positioned in front of the integral garage. The garage offers useful parking, storage or workshop potential, while the overall arrangement provides a practical balance of parking, garden and everyday family convenience.

Birch Drive is a popular and peaceful residential cul-de-sac within Langford, a well-regarded North Somerset village surrounded by countryside and positioned close to Churchill, Winscombe and Congresbury. The area is particularly popular with families and commuters, offering access to local amenities, village pubs, countryside walks and well-regarded schooling, including Churchill Academy and Sixth Form nearby. Langford is well placed for those needing access to the A38, Bristol Airport, the M5 motorway network and the surrounding villages, while mainline rail services can be found at Yatton and Weston-super-Mare. The Mendip Hills, Strawberry Line and surrounding rural lanes offer plenty of opportunities for walking, cycling and enjoying the outdoors. With its immaculate presentation, five-bedroom layout, two en-suites, southerly rear garden and quiet cul-de-sac position, 11 Birch Drive represents an excellent opportunity to acquire a spacious and well-cared-for family home in a highly convenient village setting.







Ideally situated family home within peaceful Langford cul de sac



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.



About this property

TENURE
Freehold

UTILITIES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

BROADBAND
Superfast broadband is available with the highest available download speed 36 Mbps and the highest available upload speed 5 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.



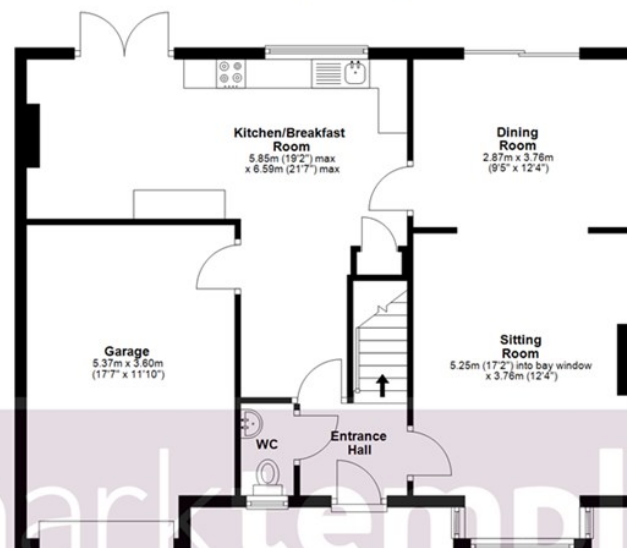
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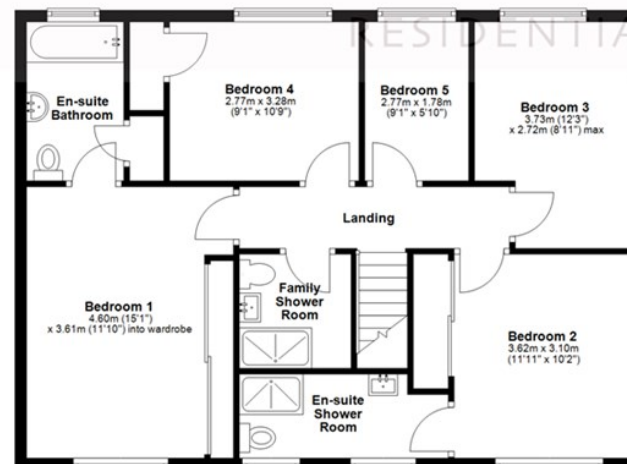
Ground Floor

Approx. 82.2 sq. metres (884.5 sq. feet)



First Floor

Approx. 78.4 sq. metres (843.4 sq. feet)



Total area: approx. 160.5 sq. metres (1727.8 sq. feet)

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.