



Broadoak Road, Langford

£625,000



debbie fortune

ESTATE AGENTS

www.debbiefortune.co.uk



Bedrooms: 5

Bathrooms: 4

Receptions: 2

This impressive detached family home has been in the same family's ownership for nearly 30 years and has been much improved over time. The property is nestled into a quiet corner of the cul de sac, behind a spacious area of off street parking and driveway which leads to a double garage.

Constructed of handsome Bradstone, this smart and spacious home is presented in excellent decorative order and is brought to the market with no onward chain complications.

On entering the house you are welcomed by a homely reception hallway with a convenient cloak room to your left, stairs in front rise to the first floor and there is a useful internal door taking you into the double garage. To the left of the hallway is a spacious dual aspect sitting room which features a stone fireplace with an attractive brick hearth and wooden mantel, ceiling roses and coving, adding character to the room, and to the rear you will find patio doors leading out to the garden. Accessed from both the hallway and the sitting room is a separate family dining room which again looks out over the rear garden.



The kitchen is another spacious room and features a wide range of traditional shaker style wall and base units, complemented by a roll edge counter top. There are two sinks, integrated eye level 'Bosch' ovens, gas hob, plumbing for a dishwasher and space for an American styled fridge/freezer. Stone effect ceramic tiles to both the splashbacks and floor add practicality and detail, and the kitchen is also complemented by an additional island unit providing additional food preparation space, storage and a breakfast bar for casual dining. There are two rear facing windows overlooking the garden and a convenient side door leading to a footpath accessing both the front and the rear of the house.



Moving onto the first floor you will find five generous bedrooms including two which feature their own en-suite shower rooms. The master bedroom is an excellent size and features fitted wardrobes, along with a beautifully appointed shower room with which is fully tiled and fitted with a quality white suite and floor to ceiling ceramic tiles. There is also a chrome heated towel rail, vanity unit and window to the front elevation. The second suite is situated in an extension to the side of the house and is a perfect guest room, this bedroom features a full bathroom suite including a bath and shower. Completing the first floor accommodation is another handy shower room which is accessed off the landing.





There is a large integral double garage which has a useful utility area to the rear and plenty of shelving as well as having remote garage doors and an EV charging point for an electric car.

Outside, the rear garden is generous in size and yet has been made as low maintenance as possible with the clever landscaping of several different patio areas to enjoy the sun at different times of the day with neat footpaths linking between them, there is space for a summer house, greenhouse and sheds if desired, with a decent amount of lawn, a super al fresco dining area with a feature compass design on the patio. The garden is fully enclosed with smart wooden fencing and enjoys a high degree of privacy.

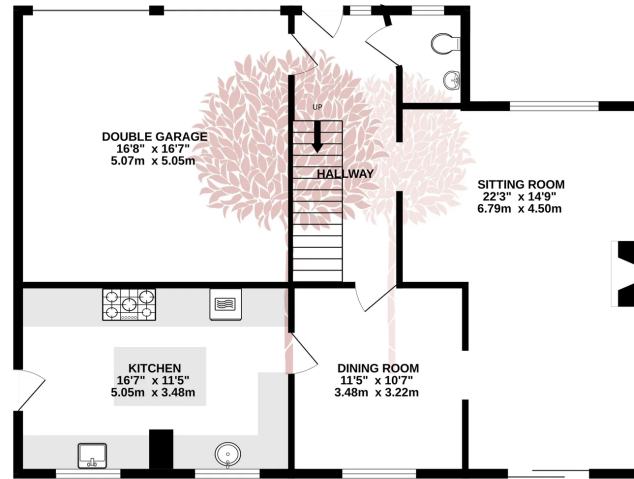
What we love about this property... a beautifully maintained five-bedroom family home tucked away in a peaceful cul de sac, offering fantastic entertaining space, a private landscaped garden and the added benefit of no onward chain.



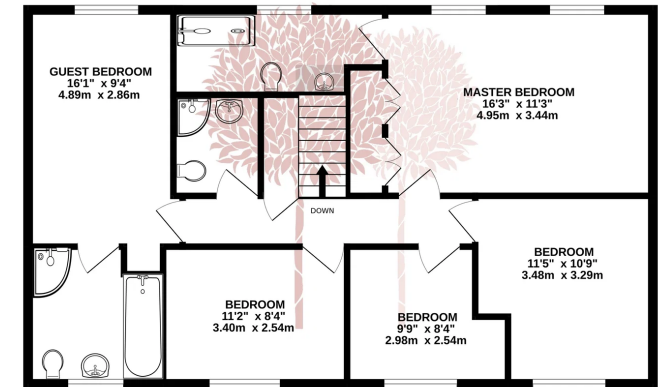
Directions: From the office of Debbie Fortune Estate Agents, proceed to Lower Langford, turning right at the Post Office and right again at the mini roundabout into Stock Lane. Take the first left into Pudding Pie Lane and then turn left at the Primary School into Broadoak Road. No 86 can be found within a small cul de sac on the right hand side.
What3Words: ///lyrics.laying.agency

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

GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
861 sq.ft. (80.0 sq.m.) approx.



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 hairdressers. There is also doctor's surgery. 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), together with its 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.

