4 Brook Gardens Langford BS40 5AP

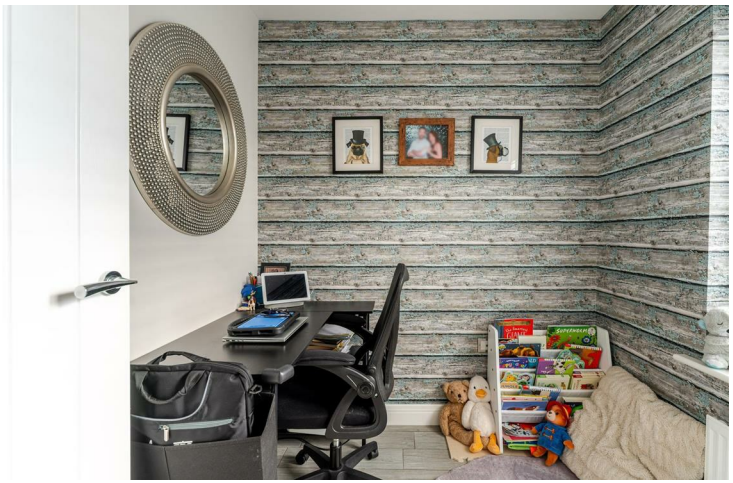
£470,000

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Property Type
House - Detached

How Big
1668.60 sq ft

Bedrooms
4

Reception Rooms
3

Bathrooms
2

Warmth
Gas central heating

Parking
Off street

Outside
Front & rear

EPC Rating
B

Council Tax Band
F

Construction
Traditional

Tenure
Freehold

If you are looking for a modern and spacious family home, situated close to local amenities and within walking distance of schools and leisure facilities, then 4 Brook Gardens could be the perfect property for you. This former show home, built by Bellway Homes in 2021 to their popular "Elm" design, offers the perfect blend of contemporary style and practical family living. The property is light and bright from the moment you step into the welcoming entrance hall. From the entrance hall, doors lead to the study, situated at the front of the property and providing an ideal space for working from home. The hallway continues to the generously sized sitting room, offering a comfortable space in which to relax, with patio doors opening directly onto the rear garden. The impressive kitchen/diner forms the heart of this family home. Thoughtfully divided into three distinct but seamlessly connected areas, it provides a family area, well appointed kitchen and dining space, with French doors leading out to the garden. The kitchen is fitted with a range of AEG appliances and benefits from solid worktops, while a separate utility room and ground floor WC provide additional everyday convenience. Upstairs, the property continues to impress. The principal bedroom benefits from fitted storage and a well appointed ensuite shower room. There are three further good sized bedrooms, two of which feature fitted wardrobes, all served by a modern family bathroom.

Externally, the front garden is enclosed by estate fencing and complemented by mature shrubs. The walled rear garden has been thoughtfully landscaped to create an attractive and low maintenance outdoor space, ideal for relaxing and entertaining throughout the year. The current vendors have installed a new patio extending directly from the house, providing the perfect spot for morning coffee or alfresco dining. An artificial lawn ensures year round greenery with minimal upkeep, while mature shrubs and established trees create a private, peaceful and enclosed setting. The garden is also well suited to families with children and pets. The property benefits from block paved, off street parking to the side, providing space for several vehicles, in addition to a converted garage. The garage has been converted into two versatile rooms. One is currently used as a useful storage room, while the second is being used as a home office/games room. These flexible spaces could suit a variety of uses, including a hobby room, workshop, home office or additional storage. Overall, 4 Brook Gardens offers a superb opportunity to acquire a modern, versatile and well presented family home in a convenient location.

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 A3 and also just a short drive to Bristol International Airport and Yatton's mainline railway station.

















Contemporary four bedroom family home, situated in the heart of 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.







About this property

TENURE
Freehold with a current estate charge of approx £218.00 PA

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

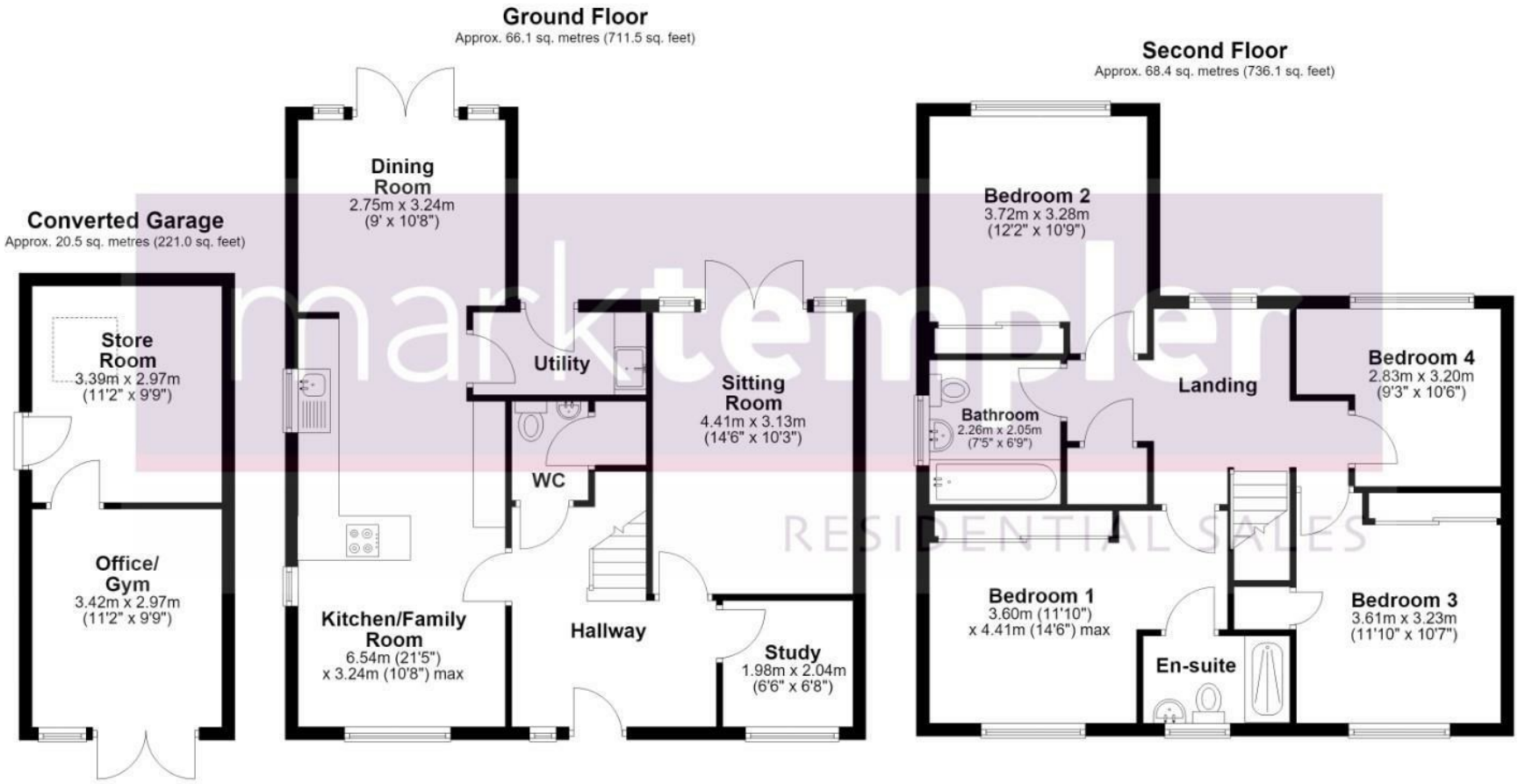
HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National Statstics, Ordnance Survey and History England.

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Total area: approx. 155.0 sq. metres (1668.6 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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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