



**Robin King** | Estate Agents



## 2 MUNTJAC ROAD, LANGFORD, BRISTOL, BS40 5AH

**Recently built substantial family home with extensive upgrades**

**Sitting room with dual aspect windows and French doors to the garden**

**Separate dining room**

**Kitchen\breakfast room with integrated appliances, utility room**

**Study**

**Five bedrooms, master has dressing area and ensuite shower room, further bedroom with ensuite shower room**

**Family bathroom and downstairs cloakroom**

**Amtico flooring throughout**

**UVPC double glazing, gas central heating**

**Double garage, driveway parking for 2 cars**

**Enclosed rear garden**

Built by Crest Nicholson to a high standard and extensively upgraded by the present owners, this impressive 5 bedroom detached family home with double garage is the perfect opportunity to acquire a recently built property on this popular development with numerous enhancements.

The quality of the fixtures and fittings is evident as you enter the hallway, the Amtico flooring and feature stair carpet add interest and there is a useful downstairs cupboard and cloakroom off here. Also from the hallway is the study, ideal for those working from home.

The sitting room benefits from the dual aspect windows and Amtico flooring and the French doors lead onto the garden. The separate dining room flows off the hallway with the Amtico flooring continuing here.

The stunning kitchen\breakfast room has an extensive range of high gloss wall and floor units with granite effect worktops and central island which houses the induction hob with extractor over and provides seating. There is also an integrated double oven, integrated dishwasher, microwave and fridge\freezer. A window overlooks the side and French doors lead to the rear garden. The high gloss units and granite worktops continue in the utility room off the hallway where there is a sink and plumbing for a washing machine and space for a tumble drier. A door leads onto the side.

Stairs lead to the galleried landing where there is a built in cupboard and airing cupboard and again the Amtico flooring.

There are 5 bedrooms upstairs all benefitting from Amtico flooring. The master suite has two windows to the front plus two skylight windows and a dressing area with fitted wardrobes. The contemporary ensuite has a double shower and is fully tiled. The second bedroom has built in wardrobes and again a fully tiled contemporary ensuite with shower. There are a further 2 bedrooms, bedroom 3 has built in wardrobes. The family bathroom has a bath with tiled surround, W.C. and basin.





To the front there is a lawn area with flower and shrub borders. The driveway provides parking for 2 cars and the double garage has two doors and a pedestrian door to the rear, power and light. A gate leads to the rear garden which is fully enclosed by fencing and wall. There is a patio area and lawn.

Langford offers local shopping and social facilities and the nearby villages of Congresbury and Winscombe have a more comprehensive range of shops. There is a large, modern medical practice in the village and a handy Budgens petrol station and mini-market close by. Primary schooling is available in the village and the excellent Churchill Academy and Sixth Form with its adjoining sports complex is only a short walk away. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St. Georges and easy access to the M32 and M4 for travelling to London. Bristol International airport is just 7 miles distant along the A38. 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.



**Important Notice:**

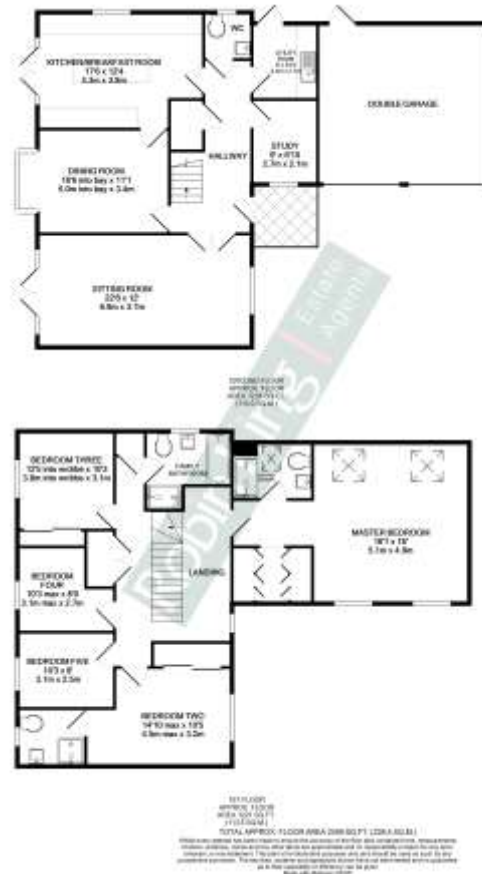
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

**DIRECTIONS** – On leaving Robin King’s office in Congresbury, turn right on to the high street and continue along Brinsea road towards Langford. Muntjac Road can be found on the right hand side shortly after the Langford Veterinary School.

**SERVICES** – all mains services

**LOCAL AUTHORITY** – North Somerset District Council – Band G \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**ENERGY RATING** - B



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://www.robin-king.com)**  
**Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**