





## 24 Birch Drive

Langford, Bristol

A beautifully presented four-bedroom home offering spacious and light-filled living areas, a contemporary kitchen, well established rear garden, and off-road parking. Perfectly suited for modern family living and entertaining.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

All Mains Services

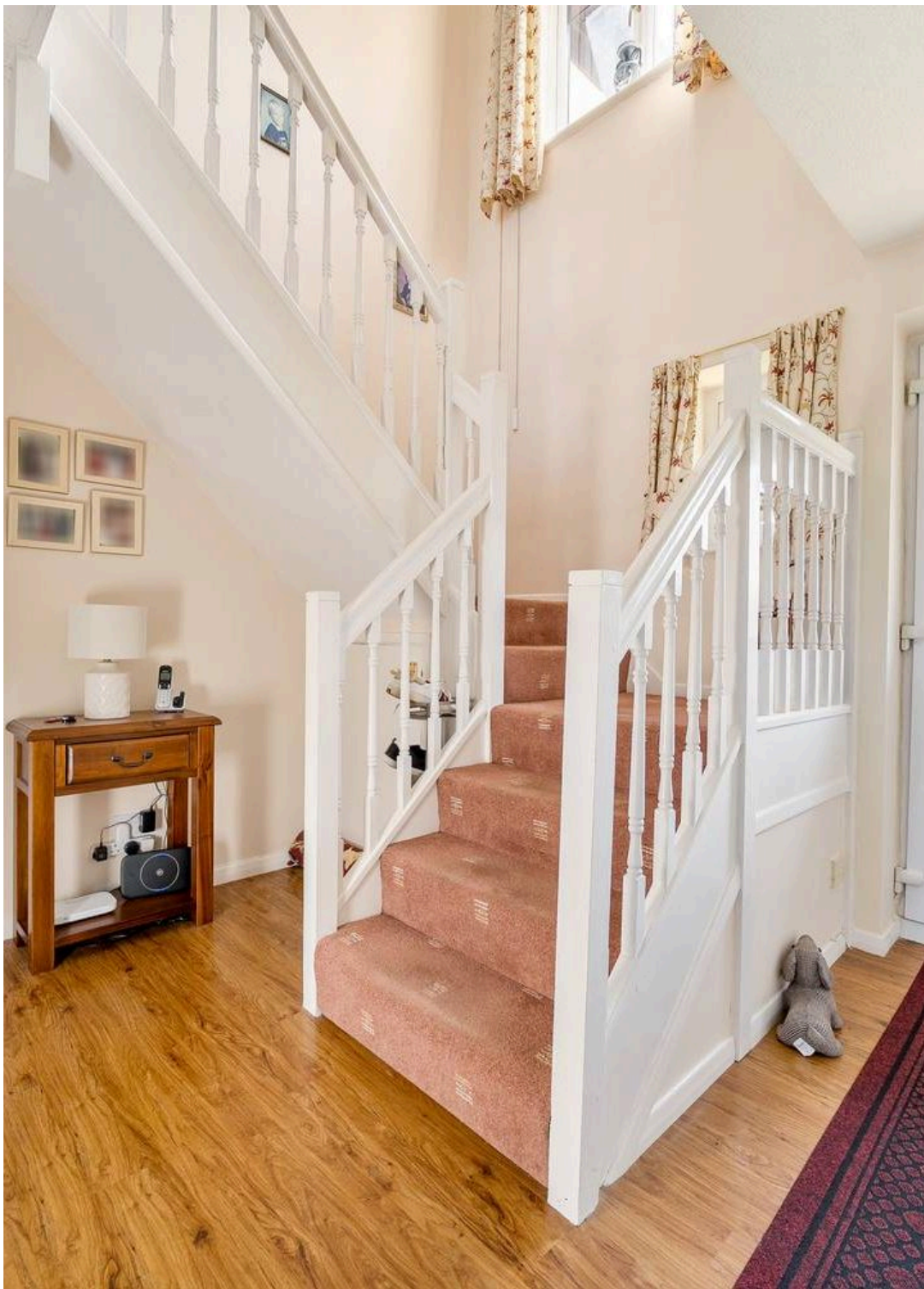
- Approx. 1816 sq. ft. accommodation and garaging
- Situated in a quiet cul-de-sac
- Modern kitchen and separate dining room
- Spacious double aspect lounge
- Conservatory and study
- Double garage and off street parking
- 4/5 Bedrooms & 2 Bathrooms (1 En-Suite)
- In Catchment For Popular Primary School And Well Regarded Churchill Community And Sixth Form
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)











## 24 Birch Drive

Langford, Bristol

Set behind an attractive and well-kept frontage, this beautifully presented four-bedroom home offers spacious and versatile living, ideal for families or those who love to entertain.

Upon entering, the front door opens into a bright and welcoming hallway, stylishly finished with hardwood flooring. To the right, a generous dual-aspect living room is flooded with natural light, thanks to large windows and sliding patio doors. A charming open fireplace provides a cosy focal point, perfect for relaxing evenings in.

The living room opens into a versatile conservatory, creating a lovely space to enjoy the garden outlook all year round. Double doors from the living room also lead into a well-proportioned dining room, which can alternatively be accessed from the hallway, allowing for a smooth and practical layout that works well for both day-to-day living and entertaining guests.

The contemporary kitchen is fitted with sleek grey high-gloss units, offering ample storage and worktop space. A double oven, hob, and provisions for a dishwasher, fridge, and freezer make it a functional and stylish heart of the home. A door from the kitchen leads through to a handy utility room with matching units and space for a washing machine, along with internal access to the garage.

The integral garage is equipped with power and lighting and includes a rear access door into the garden. A cloakroom off the main hallway completes the ground floor accommodation.









Upstairs, the home continues to impress with four generously sized bedrooms. The principal bedroom benefits from a wall of fitted wardrobes and a contemporary en-suite shower room, complete with a large walk-in shower, WC, and a modern vanity unit with wash basin. The remaining bedrooms are all well-proportioned, offering flexibility for family members or guests. The family bathroom features a bath with shower over, WC, wash basin, and an airing cupboard for useful additional storage.

### Outside

The rear garden provides a tranquil outdoor haven. Thoughtfully landscaped, it features mature planting, a spacious paved patio, ideal for al fresco dining, a small decked seating area and a pond, offering a wonderful setting for relaxation and entertaining alike.

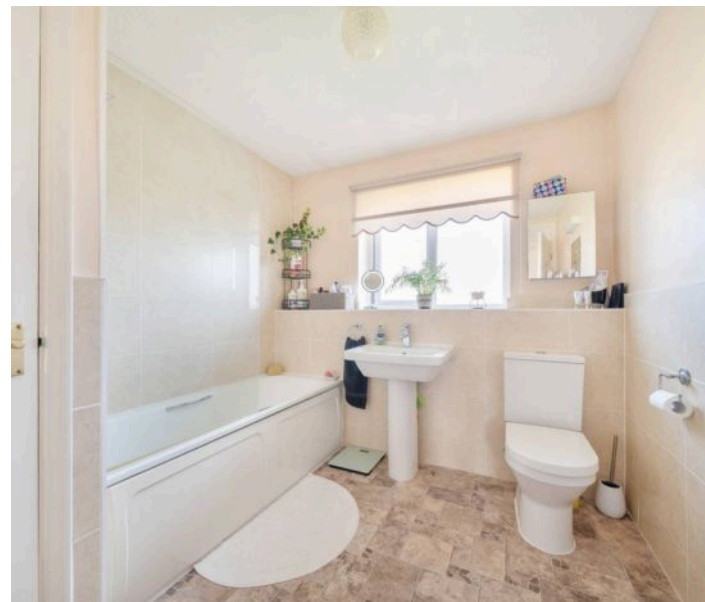
To the front of the property, a well-maintained driveway offers convenient off-road parking, completing the appeal of this delightful and well-appointed home.

### GARAGE

Double Garage

### OFF STREET

2 Parking Spaces





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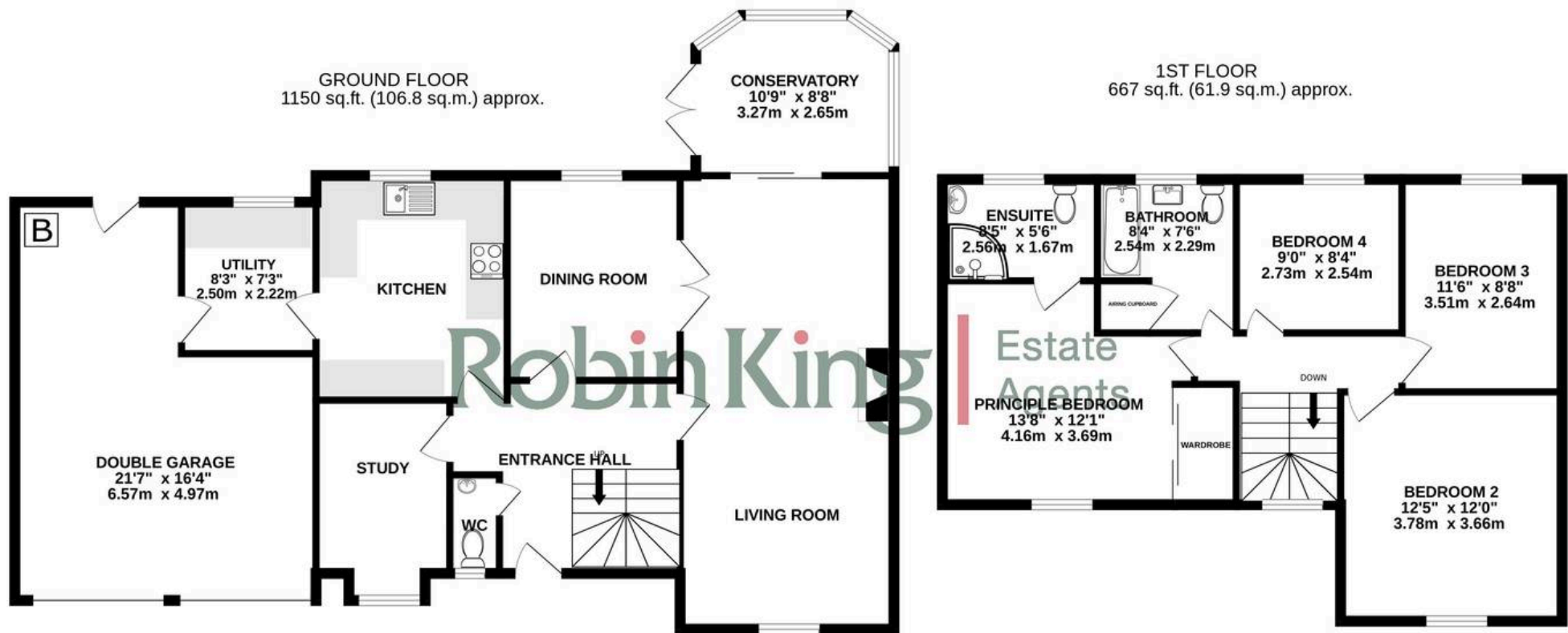
### Location

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 excellent 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.)







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.  
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