



3 Blackmoor Close

Langford, Bristol

A spacious and well-presented 3-bedroom detached bungalow in a quiet cul-de-sac. Featuring a bright living/dining area, kitchen, conservatory, utility space, garage with electric door, and generous front and rear gardens. Off-road parking for multiple vehicles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

All Mains Services

- Approx. 1041 sq. ft accommodation
- Detached 3-bedroom bungalow
- Spacious living and dining area
- Conservatory overlooking the garden
- Versatile utility area
- Garage with power and electric roller door
- Large front and rear gardens
- Off-road parking for multiple vehicles
- Quiet private cul-de-sac location
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)





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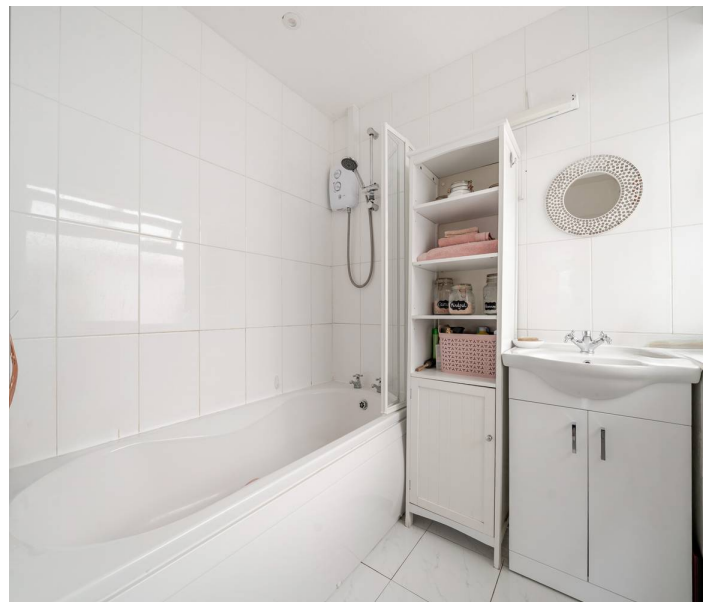
Upon entering, you're welcomed into a porch area that flows into a cleverly designed utility space, bridging the main bungalow and garage. This highly practical area offers room for a fridge freezer, washing machine, and tumble dryer, with additional space for coats, shoes, and storage. From here, a door leads directly into the garage, which benefits from power, lighting, and an electric roller door. Another door provides easy access to the rear garden.

The main hallway leads into a well-equipped kitchen, featuring a range of fitted units and undercounter space for a fridge and freezer. A large window allows natural light to pour in, and a door connects directly to the dining area—perfect for both family meals and entertaining.

Flowing seamlessly from the dining room is the bright and spacious living room, which enjoys views to both the front and rear through large windows and a tall glass panel. An attractive open fireplace with stone surround creates a cosy focal point, and a door leads back into the hallway for convenient access.

All three bedrooms are generous doubles. Bedrooms one and two offer excellent space for wardrobes, with bedroom two also featuring a built-in cupboard. Bedroom three opens via French doors into a charming conservatory, ideal for relaxing and enjoying garden views, with further access to the outside.

The family bathroom is finished to a modern standard, with a white suite including a vanity unit, bath with shower over, and elegant white marble-effect floor tiles.



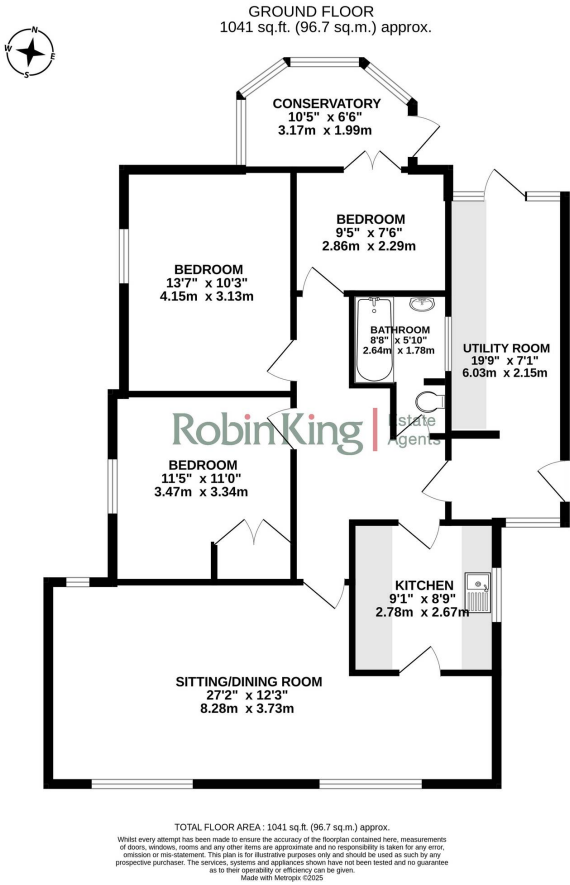
Outside

The rear garden is larger than average and mainly laid to lawn. Towards the back, a wild garden area offers a wonderful opportunity for landscaping or rewilding, currently serving as a haven for local wildlife. To the side, a spacious area provides discreet bin storage, with gated access to the front.

The front garden is also of a generous size, laid to lawn and bordered by mature shrubs offering privacy. A long driveway provides ample off-road parking for multiple vehicles and leads up to the garage.

Location

Wrington is well known for its excellent facilities and amenities including a primary and playschool with secondary schooling available at nearby Churchill, which also has a modern sports complex. There are also private schools in Bristol, Sidcot, Chew Magna and Wraxall. The village is situated approximately 11 miles southwest of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles with journey times to London Paddington from just 112 mins. The surrounding countryside is designated an Area of Outstanding Natural Beauty and provides many opportunities for outdoor pursuits including sailing, riding and walking.



Robin King

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