



## 10 Pudding Pie Close

Langford, Bristol

Stylishly renovated two-bed bungalow in Langford village cul-de-sac. Large private garden, smart HERSCHEL infra-red heating, solar panels, modern kitchen, spacious rooms, contemporary bathroom, separate utility room, garage, parking. Peaceful retreat near school and amenities.

Mains electricity, water and drainage. Infra-red heating

Council Tax band: D £2,168pa

- Approx 785 sq ft Free-Flowing Accommodation
- Smart, Stylish and Sustainable HERSCHEL Infra-red Heating System and Solar Panels
- Elegant And Stylish Interior
- Two Double Bedrooms
- Smart Contemporary Howdens Kitchen/Diner
- Thoughtful Planning To Provide Ample Storage Throughout
- Enclosed Large Rear Garden
- Within Catchment For Highly Regarded Churchill Academy & Sixth Form School
- Easy Access To Yatton Railway Station, M5 and Bristol Airport
- Garage With Driveway Parking For Two Cars







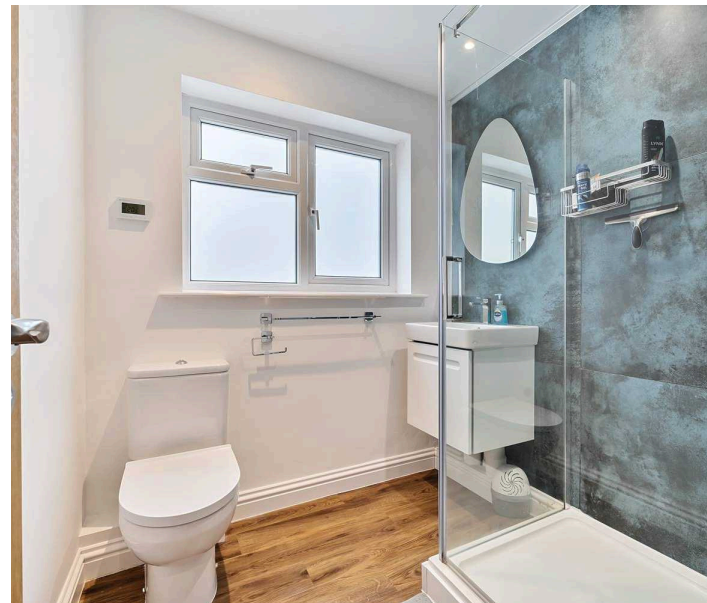
## 10 Pudding Pie Close

Langford, Bristol

Tucked away in a quiet cul-de-sac in the popular village of Langford, this recently renovated two-bedroom bungalow has been stylishly refurbished to a very high standard. It offers a peaceful retreat with a large private garden, while being conveniently located for the local primary school and amenities.

The property is set in the centre of a generous plot, featuring a large garden, separate garage, and parking for two cars. It has been completely transformed by the current owners, benefiting from a state-of-the-art, smart, stylish, and sustainable HERSCHEL infrared heating system, fully owned GivEnergy solar panels to the front and rear elevations and a storage battery within the garage. This system enables you to use all of the power created and is fully registered allowing you to benefit from the sale of excess power back to the grid. The panels also provide a boost to the hot water tank, keeping running costs exceptionally low. Internally, the heating system includes infrared heating panels, which is one of the most economical forms of heating.

The interior has been elegantly finished throughout, creating a stunning two-double-bedroom detached home with well-planned space and a modern, contemporary feel. Upon entering the property, the quality of the finish is immediately evident. Accessed via a welcoming front door, the home opens into a large porch with ample storage space for coats and shoes. The porch leads to the hallway and generously proportioned rooms.



To the left, the sitting room is spacious, has a large window with views of the front garden, allowing natural light to flood the room and there is space for a cosy log burning stove. To the rear is a superb, stylish kitchen/diner which enjoys views of the expansive rear garden and has French doors opening onto the patio perfect for al fresco dining and entertaining. This newly installed kitchen features an extensive range of dark green wall and base units, along with beautiful marble effect worktops. High-quality integrated appliances include an induction hob, oven, contemporary extractor fan, and a built-in dishwasher. There is also space for a large fridge/freezer.

Both the bedrooms are well-sized doubles, and there is a contemporary family bathroom, complete with a large shower and Scluter Systems mood lighting. To the rear of the house is a separate utility room, with ample space for a washing machine and dryer.

**Outside** – The private, enclosed rear garden wraps around the property, with a patio for al fresco dining and entertaining and a lawned area to the front and back framed with well-stocked borders containing many varieties of shrubs and garden plants.

**Location** - Langford offers local shopping and social facilities plus a large medical practice and a primary school. Nearby is a petrol station, mini-market and Churchill Academy and Sixth Form. Bristol and Weston Super-Mare are within easy commuting distance with a regular bus service available and easy access to the M5 at J21. Bristol Airport is within 6.4 miles and mainline railway services are available at Yatton. The countryside around offers many activities including wonderful walks in the surrounding Mendip Hills





## pudding Pie Close, Langford, Bristol, BS40

Approximate Area = 785 sq ft / 72.9 sq m

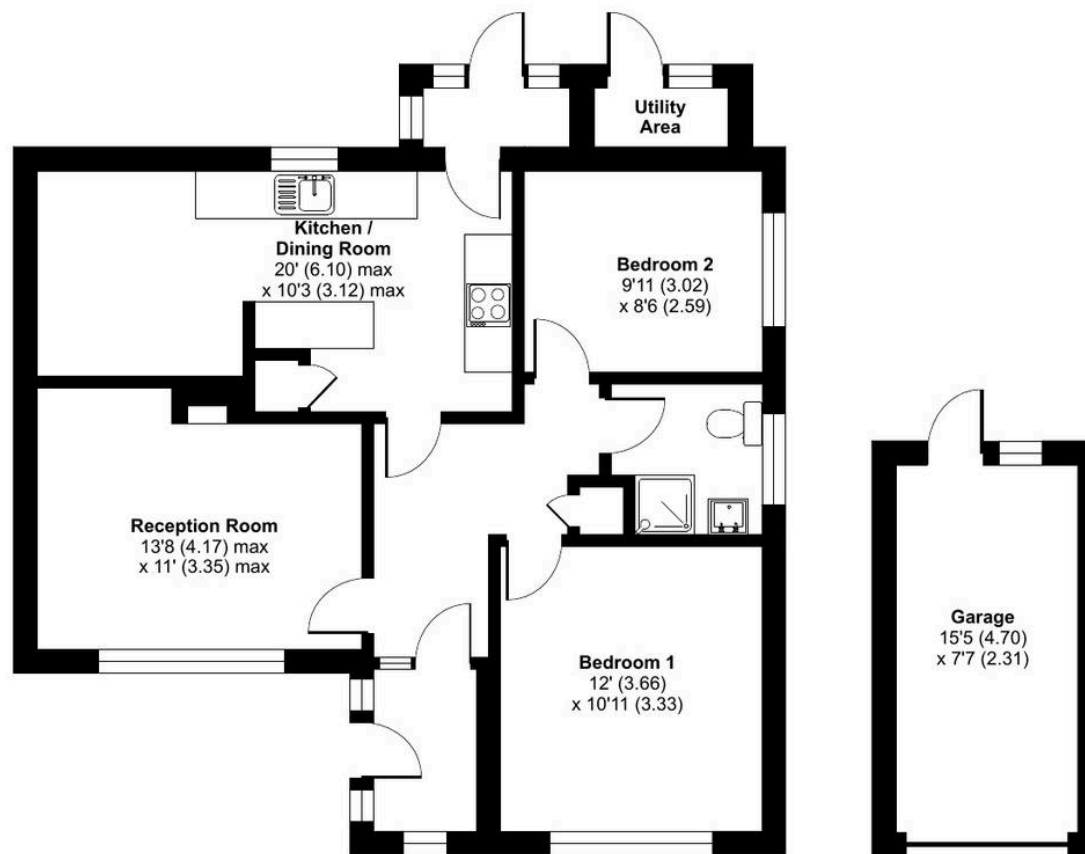
Garage = 118 sq ft / 11 sq m

Total = 903 sq ft / 83.9 sq m

For identification only - Not to scale

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Robin King LLP. REF: 1194874

## Robin King

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.