



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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## Tudor Close, Langho, BB6 8DN

### Asking Price £399,950

A SPACIOUS THREE BEDROOM SEMI-DETACHED BUNGALOW ON A QUIET CUL-DE-SAC

Nestled in the tranquil cul-de-sac of Tudor Close, Langho, this deceptively spacious three-bedroom semi-detached bungalow presents an exceptional opportunity for families seeking a versatile and welcoming home. The property boasts a stunning modern kitchen that seamlessly flows into an extended family room, creating an inviting heart of the home where cherished memories can be made.

The generous private rear garden is perfect for enjoying long summer evenings, providing a serene outdoor space for relaxation and play. This delightful bungalow is ideally suited for a growing family, offering ample room for everyone to thrive.

Moreover, the location ensures excellent access to commuter routes and public transport links, making it convenient for those who travel for work or leisure. With its combination of modern living and a peaceful setting, this property is a must-see for anyone looking to settle in the charming area of Langho.

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# Tudor Close, Langho, BB6 8DN

Asking Price £399,950



- Three spacious bedrooms
- Generous private rear garden
- Council Tax Band C
- Tenure: Freehold
- Modern kitchen with family room
- Ideal for growing families
- EPC Rating: TBC
- Quiet cul-de-sac location
- Good commuter route access
- Parking: Driveway and Garage

## Ground Floor

### Entrance

UPVC double glazed entrance door from the side elevation to the hallway.

### Hallway

8'6" x 6'10" (2.59m x 2.08m)

Wooden effect flooring, doors leading to Reception Room One, Study/Bedroom Four, open doorway to Kitchen and further hall.

### Study

8'6" x 8' (2.59m x 2.44m)

UPVC double glazed window, central heating radiator, coving to ceiling.

### Reception Room One

17'6" x 11'3" (5.33m x 3.43m)

UPVC double glazed window, central heating radiator, coving to the ceiling, log burning stove, television point.

### Kitchen

20'7" x 13'10" (6.27m x 4.22m)

Partial vaulted ceiling to mezzanine landing, Velux window, two central heating radiators, wall and base units with laminate work surfaces, double oven in high rise units, five ring gas hob, extractor hood, composite one and a half bowl sink with draining board and mixer taps, space for an American fridge freezer, integrated dishwasher, island with breakfast bar, spotlights, wooden effect flooring, stairs leading to the first floor, UPVC double glazed French doors to the rear garden, open access to family room, door to garage.

### Garage

17'8" x 9' (5.38m x 2.74m)

Up and over garage door.

### Further Hall

10' x 8'8" (3.05m x 2.64m)

Central heating radiator, coving to the ceiling, spotlights, fitted storage, wooden effect flooring, doors leading to utility room, bathroom, two bedrooms, and open access to family room.

### Family Room

17'8" x 12'11" (5.38m x 3.94m)

Bifolding doors to the rear garden, spotlights, tiled flooring and underfloor heating.

## Bedroom Two

13'7" x 8'6" (4.14m x 2.59m)

Two UPVC double glazed windows, wooden effect flooring, underfloor heating.

## Bedroom Three

13'7" x 8'6" (4.14m x 2.59m)

UPVC double glazed window, wooden effect flooring, underfloor heating.

## Bathroom

9'3" x 7'6" (2.82m x 2.29m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with waterfall mixer taps, double panel bath with waterfall mixer taps, corner direct feed rainfall shower with rinsehead, spotlights, extractor fan, fully tiled elevations, tiled flooring.

## Utility Room

6'5" x 5'9" (1.96m x 1.75m)

UPVC double glazed window, wall and base units with laminate work surfaces, stainless steel sink with draining board and mixer taps, plumbing for a washing machine and tumble dryer, wooden effect flooring.

## First Floor

### Mezzanine Landing

Central heating radiator, Velux window, wood flooring, fitted storage, door to Bedroom One.

### Bedroom One

18'8" x 14'4" (to widest point) (5.69m x 4.37m (to widest point))

Velux window, central heating radiator, wooden flooring, fitted storage, under eaves storage, door to ensuite.

### Ensuite

6'9" x 5'10" (2.06m x 1.78m)

Velux window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double panel bath with jets and mixer tap and rinsehead, fully tiled elevations, wooden effect flooring.

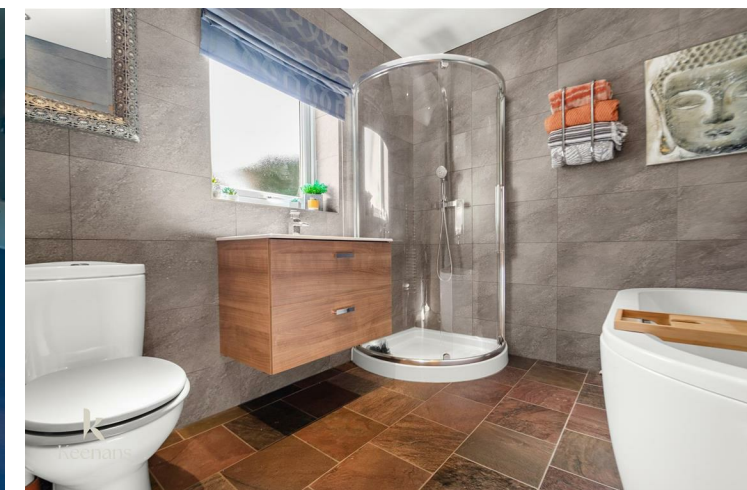
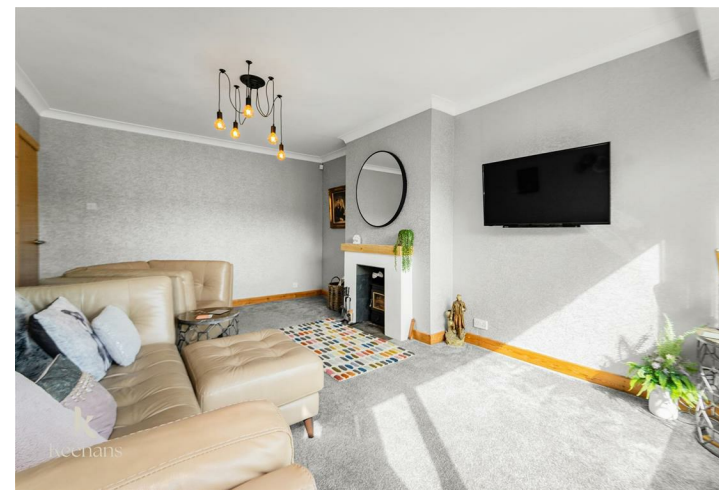
## Exterior

### Front

Tarmacadam driveway providing off-road parking for numerous vehicles leading to the integral garage and side parking area with raised beds and gated access to the rear garden.

## Rear

Laid to lawn garden with paved patio and bedding areas with a timber shed.



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