



7 Summerfields, Ludlow, Shropshire, SY8 2QA

Offers in the region of £495,000



Holters
Local Agent, National Exposure

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A house of epic proportions, 7 Summerfields offers you all the space you could possibly need. Located just half a mile from Ludlow's historic town centre this 2836 sqft (263.4 sqm) detached home must be seen to be appreciated.

Call us today to arrange an appointment, you will not be disappointed.



Key Features

- Detached Executive Home
- 2836 sqft (263.4 sqm) of Accommodation
- 5 Double Bedrooms
- Dressing Room and En-Suite to Master
- Large Living/Kitchen/Dining Room
- Separate Spacious Lounge
- Annexe
- Good Size Garden
- Off Road Parking
- EPC C

The Property

Summerfields is a private cul de sac of modern homes situated off Fishmore Road, in a sought after residential area within half a mile of Ludlow's historic centre. Number 7 is an individually designed modern home offering extremely well proportioned, spacious accommodation, ideal as a family home, for those wishing to work from home or those seeking a home with a self contained annexe. Viewing is highly recommended to appreciate the size and nature of accommodation on offer.

A block paved driveway and covered entrance porch opens to the Main Reception Hall. With oak flooring, a staircase rises to the Living accommodation on the first floor. There is a spacious first floor Landing area, ideal as an additional Study. Off here is the open plan Living/Kitchen/ Dining Room, a superb space with defined cooking, dining and living areas. The Kitchen area is appointed with a range of wall and base units providing ample cupboard, drawer and working space with inset sink unit, integrated five ring gas hob with stainless steel extractor hood over, integrated electric double oven and grill, integrated microwave and space for larder style fridge freezer.

Both the Kitchen and Dining Areas have wood effect flooring, the Dining Area has ample space for table and chairs and double glazed sliding patio doors open to a decking area. The Living space has a full height double glazed window to the side overlooking the gardens and a double glazed window to the rear.

Off the Kitchen is a useful Utility Room with a range of base units, plumbing for washing machine, space for further appliances. and an Inset sink. It also has a stable door opening to Gardens while a further door opens to a Cloakroom.

The main Lounge is a light and airy room with a double glazed window to front and double glazed sliding patio doors opening to a juliet balcony. There is a chimney breast with

a contemporary styled wall mounted log effect gas fire

The Master Bedroom Suite is also on the first floor and is a real feature of this home. Comprising a large Double Bedroom with double glazed window to front, a luxurious fitted Dressing Room and an En Suite Shower Room.

On the ground floor off the Reception Hall are four further Bedrooms, two of which have built in wardrobes. The Bathroom is appointed to a high standard with a white suite of a bath with centre taps, a large walk-in shower cubicle, a wash basin inset to a vanity unit and wc.

A door from the Main Reception Hall opens to the Annexe. This has a large Store room housing the Worcester gas fired central heating boiler, a spacious ground floor Shower Room and a separate wc. This suite could easily be converted to create a separate self contained annexe if required.

Outside, there is a parking area to the front of the property. The landscaped gardens are made up of paved pathways, a level lawn with mature borders, steps and gravelled areas leading to a pretty Summer House on a paved terrace. There is also a decking area outside the Kitchen.

The Town

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe and Green Fair there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

Directions

From Ludlow Town Centre proceed down Corve Street and at the bottom bear left into Coronation Avenue. Take the first turning on the right into Bromfield Road. Go under the railway bridge and at the roundabout turn left into Fishmore Road. Go over the mini traffic island and take the

second turning on the left into Summerfields. Bear round to the right and the property is located in the right hand corner.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band G.

Services and Heating

We are informed the property is connected to all mains services and has the benefit of gas fired central heating.

Broadband

Enquiries via British Telecom indicates the property has an estimated broadband speed of up to 900MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns

Leominster - 12 miles

Tenbury Wells - 10.5 miles

Church Stretton - 16.5 miles

Hereford - 24 miles

Kidderminster - 23 miles

Shrewsbury - 28 miles

Money Laundering Regulations

We will require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -Holders for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holders for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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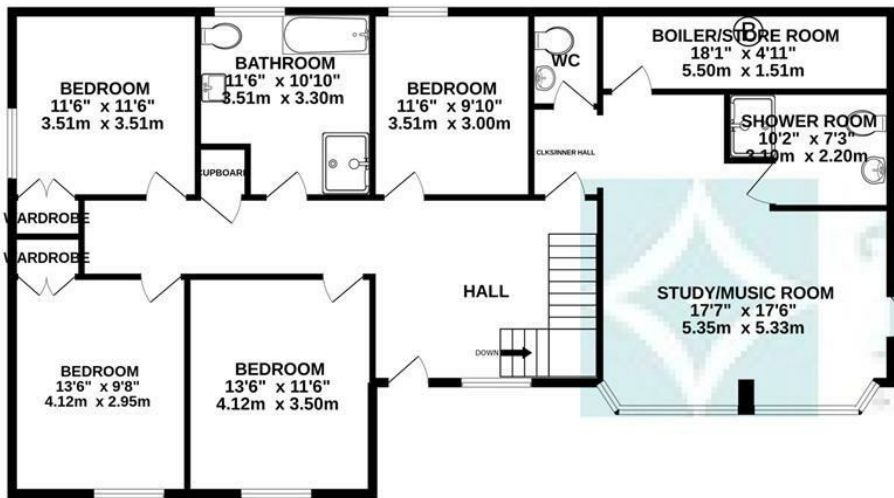


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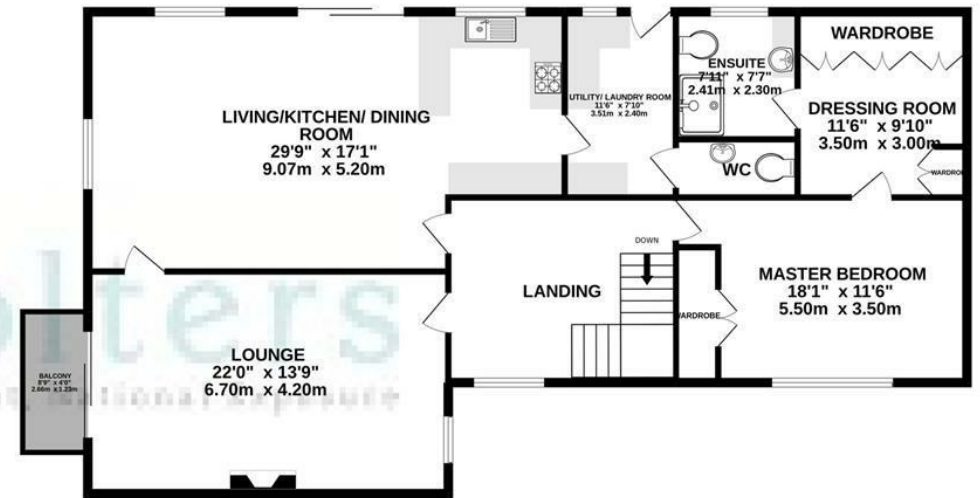
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GROUND FLOOR
1433 sq.ft. (133.1 sq.m.) approx.



1ST FLOOR
1403 sq.ft. (130.3 sq.m.) approx.



TOTAL FLOOR AREA : 2836 sq.ft. (263.4 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	