



1 The Orchard

Quarry Gardens, Ludlow, SY8 1RD

Andrew Grant



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 **4 Bedrooms**  **3 Receptions**  **1 Bathroom**

Freehold / 1,611 sq. ft.

KEY FEATURES:

- Redecoration project
- Four double bedrooms
- Excellent location
- Cloakroom
- Garden
- One allocated parking space

Excellent located close to Ludlow town centre, this four-bedroom family home is the perfect opportunity to put your own stamp on a property.

Situation

Situated just a stone's throw away from Ludlow town centre, 1 The Orchard is in a prime location being just a 10-minute walk from two supermarkets, Ludlow Train Station and Ludlow town centre, offering an abundance of facilities including highly individual shops, restaurants and eateries. Ludlow is famous for its food festivals, medieval festivals, and culinary skills, and is steeped in history, having Ludlow castle in the centre of the town, with a beautiful river flowing through it.



Description

The property is approached via a shared driveway with one allocated parking space. Steps lead up to the front door, which is sheltered by a canopy porch.

Entering the property, you are welcomed into the hallway, which grants access to all the ground floor accommodation and stairs to the first floor.

In the hallway there is a useful cloakroom with a WC and handwash basin.

Next to the cloakroom is a study with a window to the rear garden.

Situated at the front of the property is the generously sized living room. A window to the side and a bay window to the front elevation allow natural light to brighten up the room.

To the rear of the property is another generously sized reception room with a window to the garden and patio doors to the terrace.

Following through the reception room there is a door to the kitchen dining room with part carpeted and part tiled flooring. The kitchen comprises of cream wall and base units with wood-effect work surfaces. From the dining room there is a natural flow back into the hallway and through another set of patio doors to the terrace, making this a perfect space for entertaining family or friends.





First floor

Moving upstairs onto the galleried landing, there is a useful airing cupboard and doors to all four double bedrooms and the family bathroom.

The master bedroom is situated at the front of the property and has dual aspect windows, a built-in wardrobe and a shower room with a WC and shower cubicle.

The further three bedrooms all have dual aspect windows and sloping ceilings.

Situated between bedrooms one and four is the family bathroom, which includes a WC, bath and curved shower.

Garden

The rear garden is accessed via the patio doors which lead onto the wraparound walled terrace. Steps move up to the first tier of the garden, which is currently overgrown but has massive potential.

Services

Mains gas, electricity, water and drainage.

Council tax band E.











The Orchard, Quarry Gardens, Ludlow, SY8

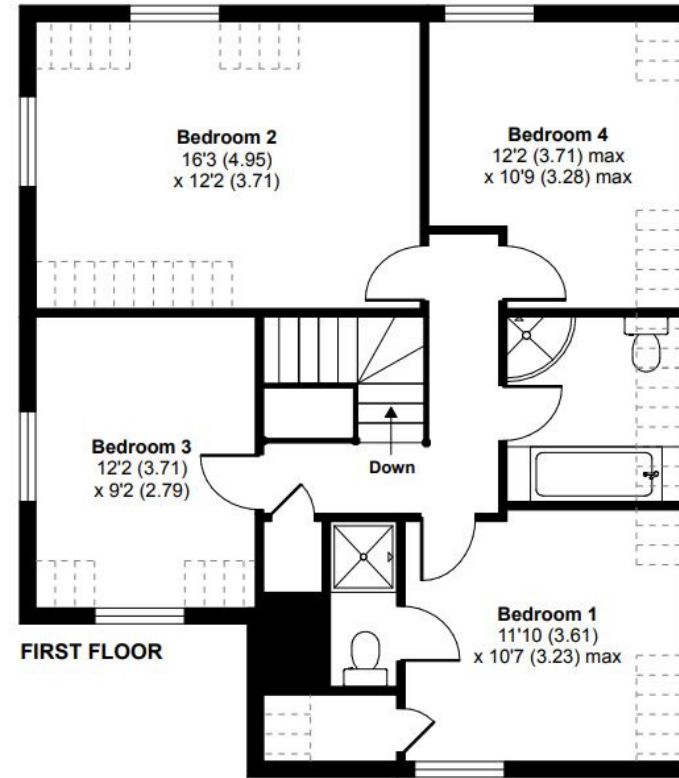
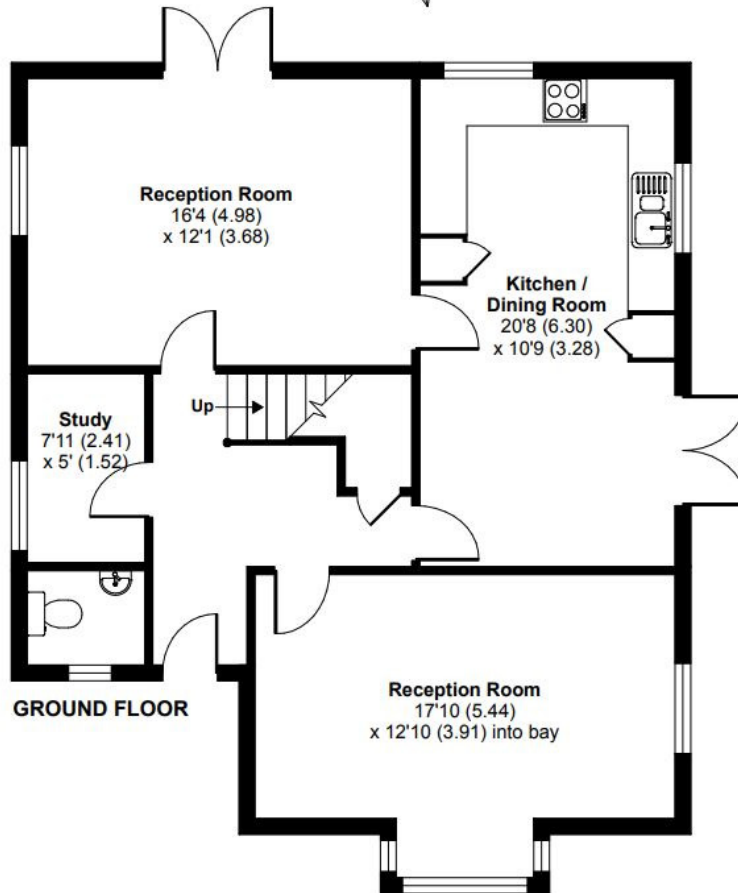
Approximate Area = 1519 sq ft / 141.1 sq m

Limited Use Area(s) = 92 sq ft / 8.5 sq m

Total = 1611 sq ft / 149.7 sq m

For identification only - Not to scale

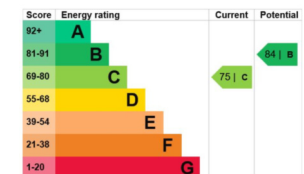
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Andrew Grant. REF: 869214



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