



Ludolf Drive

Shadwell, LS17

Introduction

Tucked away at the head of a quiet cul-de-sac, this beautifully extended home is just a short stroll from the village primary school. Offering three superb reception rooms, kitchen with breakfast bar, and four generous bedrooms (three of which are double), the property has been finished to an exceptional standard throughout. The principal bedroom includes a en-suite, while the snug with log burner and French doors provides the perfect retreat. Outside, landscaped gardens offer privacy, sunshine and space to entertain, complemented by a garage and driveway.

PROPERTY TYPE	Stone Built Detached
BEDROOMS	4
RECEPTION ROOMS	4
BATHROOMS	2

Property Information

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	D with C potential



Key Features

- Beautifully extended family home at the head of a quiet cul-de-sac
- Easy walking distance to the local village primary school
- Three spacious reception rooms including a snug with log burner and French doors
- Kitchen with breakfast bar, flowing into the 20ft family/dining room
- Four bedrooms, principal suite with en-suite
- Luxurious family bathroom with separate bath and shower
- Private landscaped gardens with wrap around patio
- Garage and driveway providing ample parking
- EPC: C with B Potential
- Council Tax: E



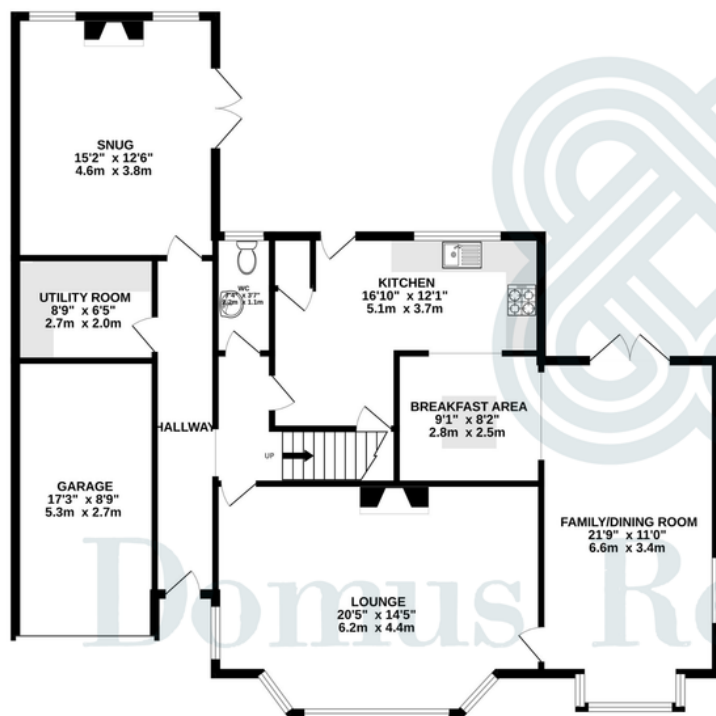




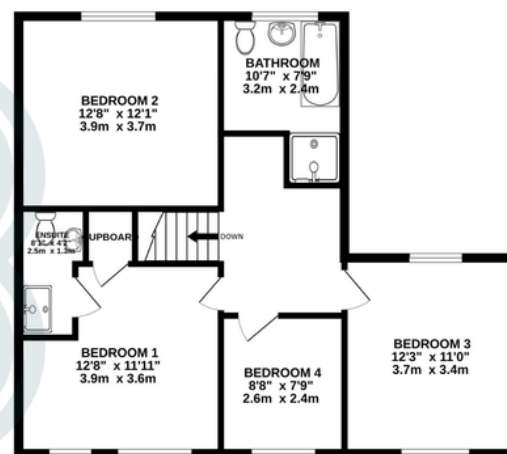


Domus Residential

GROUND FLOOR
1284 sq.ft. (119.3 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.5 sq.m.) approx.



Approximate Area:
1972 sq.ft
183.8 sq.m

All measurements, doors, windows, rooms and items shown are approximate. No responsibility is taken for errors, omissions or mis-statements. Plans are for illustrative purposes only and should not be relied upon as fact. Services, systems and appliances have not been tested and no guarantee of operability or efficiency is given.

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General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not to purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.