



SAMUEL WOOD

Skylark, (Plot 1) 23 Springfield Park, Clee Hill, Ludlow, Shropshire, SY8 3QY

Asking Price £279,995



Skylark, (Plot 1) 23 Springfield Park

Clee Hill, Ludlow, Shropshire, SY8 3QY



- 3 double bedroom split level home
- Landscaped gardens
- Driveway parking to all plots
- Rooms of spacious proportions
- Choice of 4 plots, 3 of which having a garage
- Buildzone structural warranty guarantee

BRAND NEW HOME The Skylark is a split level 3 double bedroom home, sitting on a select cul-de-sac of 14 homes off the larger Springfield estate in Clee Hill village with excellent facilities and breath taking scenery close at hand. With a choice of 4 different plots, accommodation which benefits from air source heating and upvc double glazing is for sale with a 10 year Build Zone guarantee and accommodation includes: Upper Ground Floor, Reception Hall, having 3 Double Bedrooms, En-suite Shower Room and House Bathroom. Lower Ground Floor accommodation includes: Hallway area which is open plan into large Kitchen / Dining Room, Living Room with double doors to garden and Utility Room. Outside each of the properties have bricked driveway parking, whilst 3 of 4 homes have garages. EPC Rating - B



Springfield Way is a brand new development located in the stunning Shropshire Hills village of Clee Hill. The area enjoys panoramic views and unlimited walks through the unspoilt Shropshire countryside together with village facilities including: shop, mobile post office 2 mornings per week, public house, takeaway, bakery with café, church, doctor's surgery, primary school and village hall.

The development is located within easy reach of the historic town of Ludlow which is renowned for quality food and drink and is also within easy reach of the popular towns of Leominster and Tenbury Wells with public transport available from the village.

Front door with matching side panel

opens into

Spacious Reception Hallway

With galleried landing and stairs leading to the lower ground floor, window to rear elevation and access to roof space.

Bedroom 1 12'9" x 11'9" (3.90m x 3.60m)

With window to rear and door into



En-Suite Shower Room 7'2" x 4'3" (2.20m x 1.32m)

with window overlooking the garden, suite in white of wc, pedestal wash hand basin and corner shower cubicle with shower fitted.

Bedroom 2 11'1" x 10'5" (3.40m x 3.20m)

with window overlooking rear garden

Bedroom 3 11'3" x 9'6" (3.43m x 2.90m)

with window to frontage

House Bathroom 7'2" x 6'4" (2.20m x 1.95m)

with window to frontage and a suite in white of wc, pedestal wash hand basin and panelled bath with shower screen, shower over and splash backs.

Lower Ground Floor

with double opening doors out onto rear garden and airing cupboard housing the pressurised hot water cylinder. Open plan into

Spacious Kitchen / Dining Room 19'8" x 17'8" (6.00m x 5.40m)

With further double doors to rear garden, ample room for large table and chairs, whilst the kitchen area is nicely fitted with a modern range of matching units with gloss fronts, heat resistant work surfaces, stainless steel sink unit, electric hob with extractor positioned above, integrated oven, fridge, freezer and dishwasher.

Utility Room 6'9" x 5'0" (2.06m x 1.54m)

with heat resistant work surface, base cupboard, planned space and plumbing for washing machine, room for dryer.

Large Living Room 19'8" x 11'0" (6.00m x 3.36m)

with double doors out onto paved seating area and gardens.

Outside

The property is approached onto a double width tarmac driveway providing parking at the front of the house. The front garden is laid to lawn and is open plan, there is also a garage in a block. The rear garden with the property has a paved seating area off the double doors right across the rear of the house Steps back out to the frontage, There is then a lawned garden.

Services:

Mains Electricity, water, drainage. Air source heat pump to radiators. Windows and Door are double glazed. 10 Year Build Zone Warranty

Local Authority:

Shropshire Council Tax band TBC





To view this property:

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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Directions

From Ludlow proceed into Cleehill village turning right at the crossroads in the village centre onto the Tenbury Wells Road. Turn into Springfield Park which is on the left handside and follow the road right to the top where Springfield Way will be found at the end.







Floor Plans



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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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