



SAMUEL WOOD

The Alders, 7 Millbrook Close, Orleton, Ludlow, Shropshire, SY8 4JR

Asking Price £269,000



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Orleton, Ludlow, Shropshire, SY8 4JR



- 3 bedroom detached bungalow
- Desirable village location
- Modern and upgraded accommodation
- Delightful gardens
- Garage and driveway parking

This well presented 3 bedroom detached bungalow is located in this extremely popular and well serviced North Herefordshire village. Accommodation which has the benefit of triple and double glazing and oil fired heating to include: Reception Hall with cloaks cupboard, Living Room, modern Kitchen / Dining Room, large Conservatory, 3 Bedrooms and Shower Room. Outside there are delightful gardens to front and rear, Garage, driveway parking and an open aspect from the rear garden. No onward chain. EPC Rating - E



Orleton is a popular and very well serviced village, sitting in the tip of North Herefordshire. Facilities include: Shop with Post Office, Doctors Surgery, 2 Public Houses, Junior School, Church, Village Hall and active community. The historic town of Ludlow and the popular town of Leominster are both within easy driving distance and offer a more comprehensive range of facilities. The bungalow warrants an internal inspection and is fully described as follows:

Upvc double glazed door opens into

Reception Hall

With access into the roof space, sliding double doors into cloaks cupboard with extensive hanging rails and shelves, together with an airing cupboard housing the lagged hot water cylinder and shelving

Living Room 12'9" x 12'1" (3.90m x 3.70m)

With triple glazed upvc window to front elevation and coving



Kitchen / Dining Room 17'0" x 8'2" (5.20m x 2.50m)

With a modern range of matching units with white gloss fronts to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and modern splash backs. There is a 1½ bowl, single drainer, stainless steel sink unit, 4-ring electric hob with extractor positioned above and electric oven adjacent, space and plumbing for dishwasher, room for fridge freezer, ample room for table and chairs and an oak floor. There are upvc double glazed sliding doors, double glazed window and further glazed door into

Rear Conservatory 15'8" x 9'10" (4.80m x 3.00m)

Being of upvc construction with double glazed windows and door to rear garden with a lovely aspect

Bedroom 1 13'5" x 9'10" (4.10m x 3.00m)

With upvc double glazed window overlooking the attractive rear garden with a fantastic open aspect, good sized alcove for wardrobe or similar with high level cupboards above

Bedroom 2 11'1" x 9'10" (3.40m x 3.00m)

With upvc triple glazed window to front elevation

Bedroom 3 7'10" x 5'10" (2.40m x 1.80m)

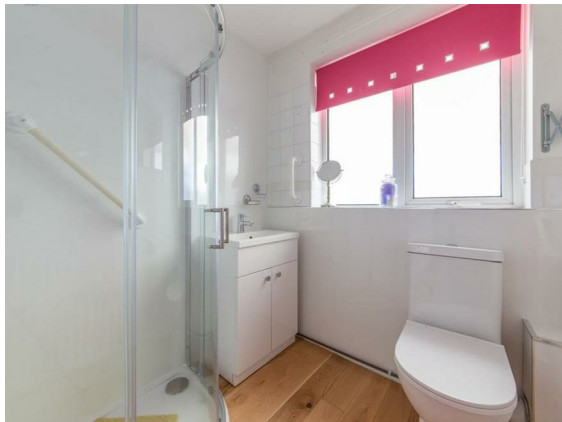
With upvc triple glazed window to front elevation

Outside:

The property is approached onto a tarmac driveway which provides parking. An up and over door leads into the garage having upvc double glazed window and door to rear elevation, light and power fitted. Also housed in the garage is the Worcester oil fired boiler which heats domestic hot water and radiators together with space and plumbing for washing machine. The front boundary is denoted by low hedging and is laid to lawn with central shrub border. The rear garden with the property is an important feature of the home. Directly nearest the house and off the conservatory is a large covered seating area which is ideal for summer dining, central lawn with further gravelled and decked seating area, delightful summer house and pergola with light and power fitted. Around the outside of the gardens there are deep and flowering borders full of colour and a lovely view across open land can be enjoyed. Sitting at the rear side there is a productive vegetable section with 6 raised beds with a selection of soft fruits and rhubarb. Adjoining the bungalow there is a greenhouse and 3 further garden sheds. The property is bounded by a stream at the rear.

Shower Room 8'2" x 6'2" (2.50m x 1.90m)

With double glazed window to rear and a suite in white to include WC, wash hand basin and shower cubicle





Services:

Mains electricity, mains water, mains drainage. Oil fired heating to radiators, telephone to BT regulations. Windows are Upvc and are a mixture of double or triple glazed. Flood risk - High (please note the bungalow has never flooded). Broadband speed - Basic 7Mbps, Superfast 250Mbps.

Local Authority:

Herefordshire Council

Tenure:

The property is freehold

Viewings

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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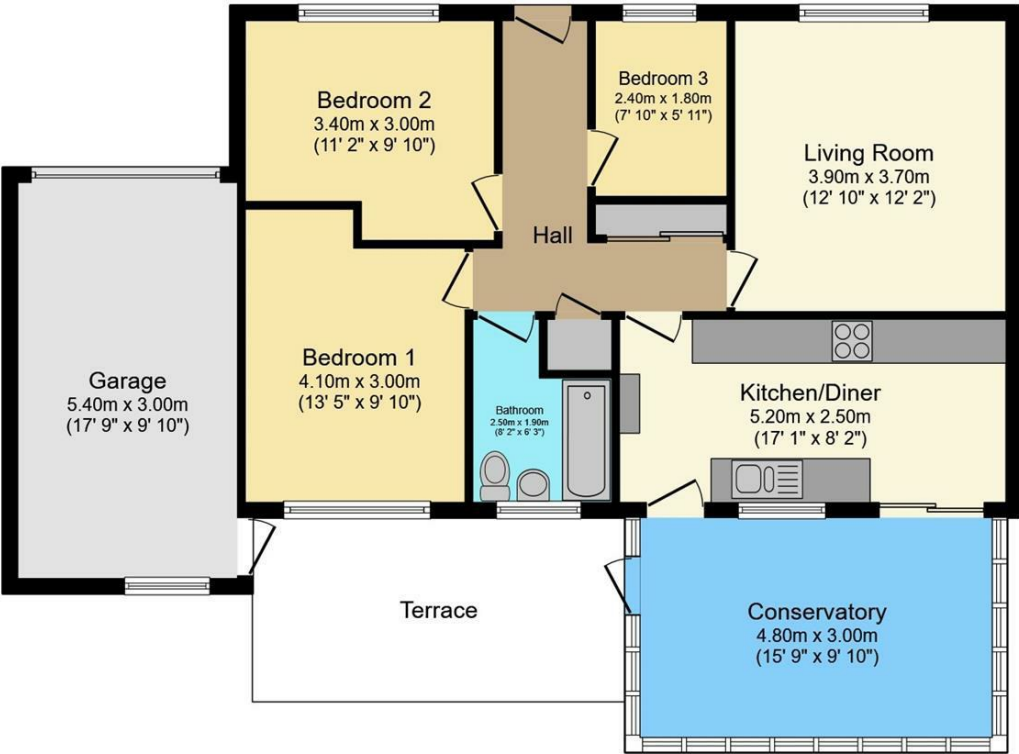
Directions







Floor Plans



Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | ludlow@samuelwood.co.uk