



SAMUEL WOOD

9 Ballard Close, Ludlow, Shropshire, SY8 1XH

Asking Price £370,000



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This 4 bedroom detached house is located in a small cul-de-sac sitting on the eastern side of Ludlow town enjoying driveway parking for 2 cars, integral garage and enclosed rear garden. Accommodation benefitting from gas fired heating and upvc double glazing includes: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Utility Room, Cloakroom and large Conservatory. First Floor Landing with 4 Bedrooms (3 have fitted wardrobes), En-suite Shower Room and House Bathroom. EPC Rating - C

- 4 Bedroom Detached House
- Cul-de-Sac of similar properties
- Eastern outskirts of the town
- Upvc double glazing, gas fired heating
- Large conservatory to rear
- Garage and driveway parking
- Pretty and enclosed rear garden

Ballard Close is a popular cul-de-sac of similar detached homes, close to local facilities and easily accessible into Ludlow's historic town centre. The whole is more fully described as follows:

Canopied Porch underneath which is front door opening into

#### Entrance Hall

With full length picture window to frontage and useful understairs storage cupboard

#### Sitting Room 15'1" x 9'8" (4.60m x 2.96m)

Has Bay window to frontage and double doors through into the

#### Dining Room 9'10" x 8'11" (3.00m x 2.73m)

In turn having double doors into the

#### Conservatory 14'9" x 11'8" (4.52m x 3.57m)

Which is a lovely size room, upvc double glazed with polycarbonate roof, light and fan and overlooks the garden.

#### Kitchen / Breakfast Room 11'5" x 10'3" (3.50m x 3.13m)

Having window overlooking rear garden fitted with a range of matching units with wood styled fronts, heat resistant worksurfaces, tiled splashbacks, 1 ½ bowl sink unit, gas hob with extractor positioned above and electric oven below, space and plumbing for dishwasher, room for fridge freezer and room for table and chairs.

#### Utility Room 3'6" x 4'11" (1.09m x 1.52m)

Having door to rear garden, range of units matching that of the kitchen to include base cupboard and wall cupboards, single bowl, single drainer sink unit, planned space and plumbing for washing machine and room for further appliance. The Ideal classic gas fired boiler is also housed in here and heats domestic hot water and radiators.

#### Cloakroom

Having window to side and a suite in cream of wc and wash hand basin

#### First Floor Landing

Having access to roofspace, door into the airing cupboard housing the hot water cylinder and shelf

#### Bedroom 1 13'4" x 10'0" (4.08m x 3.07m)

Having window to frontage, double doors into wardrobe cupboard with hanging rail and shelf

#### En-suite Shower Room 6'10" x 5'6" (2.10m x 1.70m)

Having window to frontage, suite in cream of wash hand basin, wc and upgraded shower cubicle with multi head shower fitted.

#### Bedroom 2 12'5" x 8'1"10'7" x 8'1" (3.80m x 2.48m3.23m x 2.48m)

Has window overlooking rear garden, double doors into wardrobe cupboard with hanging rail and shelf

#### Bedroom 3 10'7" x 8'1" (3.23m x 2.48m)

Having window to rear elevation and double doors into wardrobe cupboard with hanging rail and shelf

#### Bedroom 4 8'10" x 8'8" (2.70m x 2.65m)

Having window to frontage

#### House Bathroom 8'7" x 6'3" (2.62m x 1.92m)

Having window to side, suite in cream of wc, pedestal wash hand basin and panelled bath with shower attachment and tiled splashbacks.

#### Outside

The property is approached onto a double width tarmacadam driveway which provides parking, the front garden is open plan, laid to lawn with attractive shrubs. Off the driveway and up and over door leads into the garage with concrete floor, light and power fitted. Gated access then leads into the rear garden having high board fencing to both side and rear elevations aiding privacy. There is a paved seating area directly at the back of the property off the conservatory, lawned garden, attractive shrubs and plants around the outside and a good sized garden shed.

#### Services

Mains electricity, mains water, mains drainage, mains gas, gas fired heating to radiators, windows are upvc double glazed, Broadband – Basic- 12 Mbps, Superfast-76 Mbps, Ultrafast-1000 Mbps, Flood Risk – Very Low

#### Local Authority

Shropshire Council

Tax Band D

#### Tenure

The property is freehold

#### Viewings

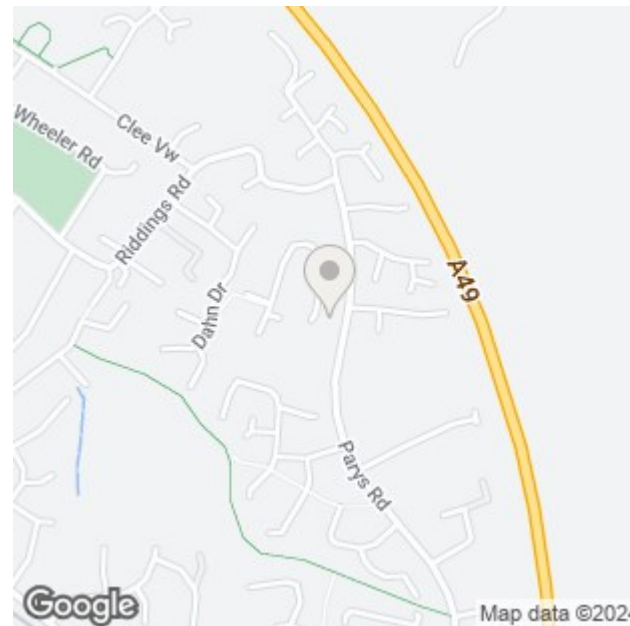
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

#### Referrals

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## Floor Plans



Total floor area 127.4 m<sup>2</sup> (1,371 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by 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

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