



SAMUEL WOOD

31 Poyner Road, Ludlow, Shropshire, SY8 1QT

Asking Price £525,000



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Ludlow, Shropshire, SY8 1QT



- Substantial 4 Bedroom Detached House
- Excellent parking and detached double garage
- 3 Reception rooms
- Accommodation includes excellent ground floor bedroom with wet room
- Desirable residential area
- 4 Bedroom, 3 Bathrooms
- Mature gardens

This substantial 4 Bedroom detached house benefitting from a detached double garage sits in a popular residential area within an easy walk of Ludlow's town centre. The property enjoys excellent driveway parking and mature gardens to both front and rear. Extremely spacious accommodation benefitting from double glazing and gas fired heating includes: Entrance Hall, Living Room with woodburner, Dining Room, Large Kitchen/Breakfast Room, Conservatory, Utility Room, Cloakroom, ground floor Double Bedroom with Wet Room, First Floor Landing with 3 further Bedrooms, 2nd En-suite and House Bathroom. Viewing recommended. No Onward Chain. EPC- D



Poyner Road is a desirable and mature residential area located off Gravel Hill and an easy walk into Ludlow's historic town centre which is renowned for its architecture, culture and festivals. Adaptable and extremely spacious accommodation is fully described as follows.

Front door with matching side windows opens into

Entrance Hallway

Double doors into coat cupboard and double doors into understairs storage cupboard.

Sitting Room 14'11" x 12'0" (4.55m x 3.67m)

Having a large window to frontage, feature fireplace with attractive surround and Clearview wood burning stove fitted. Double opening doors into rear

Garden Room 11'11" x 10'7" (3.65m x 3.24m)

Having solid roof, wooden double-glazed windows and double doors out onto garden and quarry tiled floor.

Dining Room 16'10" x 9'11" (5.15m x 3.03m)

Having window overlooking rear garden and access into roofspace.

Large Kitchen / Breakfast Room 26'2" x 9'11" (8.00m x 3.04m)

Having dual aspect with windows to both front and rear elevations. Dining area having room for large table and chairs, whilst the kitchen is fitted with a matching range of units with cream coloured fronts, work surfaces and tiled splashbacks, stainless steel sink unit, gas hob with extractor positioned above and electric double oven adjacent. Planned space for dishwasher and fridge.



Utility Room 11'10" x 8'6" (3.63m x 2.60m)

Having door and window to rear garden, heat resistant work surface with stainless steel sink unit, matching base cupboards and wall cupboards, space and plumbing for washing machine and dryer.

Cloakroom

Having suite in white of wc and wash hand basin

Bedroom 2 13'3" x 8'8" (4.06m x 2.66m)

Sits on the ground floor and has window to front elevation,

Large Walk-in Wet Room

Having suite in white of wc and pedestal wash hand basin. Large shower area with shower fitted, tiled floors and walls.

First Floor Landing

Having window to frontage and access to roofspace.

Bedroom 1 20'4" x 9'10" (6.20m x 3.00m)

Having window to frontage, excellent range of fitted wardrobe cupboards, double doors into boiler cupboard housing the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators, extensive shelving and access to roofspace.

En-suite Shower Room 9'2" x 5'6" (2.80m x 1.70m)

Having window to rear, suite in white of wc, pedestal wash hand basin, walk-in double width shower cubicle with electric shower fitted and splashbacks.

Bedroom 3 11'10" x 7'10" (3.62m x 2.40m)

Has window overlooking rear garden.

Bedroom 4 11'11" x 6'8" (3.64m x 2.05m)

Has window to frontage.

House Bathroom 9'11" x 5'11" (3.03m x 1.82m)

Has window to rear and a suite in white of wc, pedestal wash hand basin and panelled bath with shower screen, shower over and tiled splashbacks.

Outside

The property is approached onto a large frontage providing excellent parking/turning. Much of the driveway being tarmacadamed but with a gravelled further area which sits in front of the detached double garage having light and power fitted. The front garden is laid to lawn with some mature shrubs and plants. Gated access then leads down the side of the property into the enclosed rear garden which has high board fencing to both side and rear elevations aiding privacy. There is a paved seating area directly at the rear of the house providing space for summer dining/ barbeques, and a second circular patio feature, lawned garden, well established and deep borders with shrubs and plants, greenhouse and garden shed.

Services

Mains electricity, mains water, mains drainage, mains gas, gas fired heating to radiators, windows are double glazed, Broadband Basic Mbps, Superfast 56 Mbps, Ultrafast 1000 Mbps, Flood Risk – Very Low





Tenure

The property is Freehold

Local Authority

Shropshire Council

Council Tax Band - E

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

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

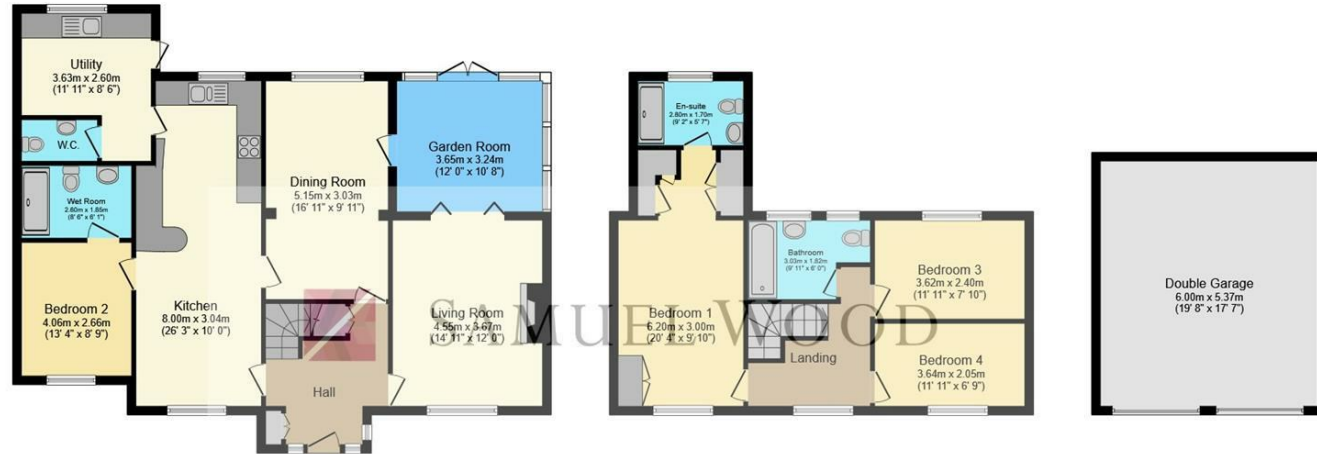
Proceed up Gravel Hill, turning right into Poyner Road, the property will be found on the right hand side just past the church







Floor Plans



Ground Floor

Floor area 106.7 m² (1,148 sq.ft.)

First Floor

Floor area 54.1 m² (582 sq.ft.)

Garage

Floor area 32.0 m²
(345 sq.ft.)

TOTAL: 192.8 m² (2,075 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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

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