



SAMUEL WOOD

Ilewa Ludlow Mascall Centre, Lower Galdeford, Ludlow, Shropshire, SY8 1RZ

Offers In The Region Of £629,995



Ilewa Ludlow Mascall Centre

Lower Galdeford, Ludlow, Shropshire, SY8 1RZ



- Superior and individual detached house
- 4 Bedrooms, 3 Bathrooms
- Gas heating, upvc double glazing, solar panels and EV Charger
- Adaptable home that must be viewed.
- Just off town centre
- 3 Reception Rooms
- Driveway parking, wrap around gardens

This most impressive 4 bedroom detached house sits in a central location just off Ludlow's town centre and is presented to a very high standard, enjoying driveway parking and wrap around gardens. Accommodation benefitting from gas fired heating, upvc double glazing and solar panels briefly includes: Entrance Porch, Entrance Hall, Large Dining Room, open plan into Modern Kitchen, Large Living Room with doors out onto Balcony, Study. Utility Room/Cloakroom, 2 Lower Ground Floor Bedrooms and Shower Room, First Floor Bedroom 3 with its own shower. Then on the second floor there is a Study area, Bedroom and En-suite Bathroom. Internal inspection of this special home is highly recommended. EPC rating C.



This delightful, detached home is situated just off Ludlow's town centre and accessed by The Ludlow Mascall centre providing a secure and convenient location close to Ludlow's excellent facilities.

The property is approached through double opening doors into

Entrance Porch

Tiled floor and oak doors into

Entrance Hallway

With oak doors leading off to accommodation as follows

Dining Room / Kitchen/ Family Room 23'0" x 21'7" (7.03m x 6.60m)

An exceptionally light room with 4 large windows, doors in the kitchen area front and double doors out onto rear decked area. The kitchen is modern with a matching range of units with wood block work surfaces, double bowl sink unit to include a large central island with Zanussi induction hob with extractor positioned above and warming drawer. Adjacent are 2 Neff double ovens and a Neff microwave and integrated dishwasher. Also housed into one of the units is the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators.

Utility Room 9'4" x 5'8" (2.85m x 1.73m)

Having door to rear elevation, stainless steel sink unit with cupboards beneath, further matching cupboards, space and plumbing for washing machine room for a stacked dryer and a wc in white.

Craft Room 9'4" x 7'11" (2.85m x 2.43m)

Having window to frontage, stainless steel sink unit with a range of cupboards and work surfaces.



Lower Ground Floor Hallway

With linen cupboard

Bedroom 1 15'8" x 13'3" (4.78 x 4.06m)

Having double doors and matching side windows out onto the rear garden, excellent fitted wardrobe cupboards with extensive sliding doors, hanging rail and shelves.

Bedroom 2 11'6" x 9'10" (3.52m x 3.00m)

Having double doors out onto rear garden with matching full length side windows and again fitted wardrobe cupboards with sliding doors, hanging rail and shelving.

Shower Room 7'6" x 5'10" (2.30m x 1.80m)

Having window to rear side, attractive suite in white of wc, wash hand basin with large vanity cupboard, double width walk-in shower cubicle with multi head shower fitted, tiled floors and walls.

Six stairs out of Dining Room open into

Living Room 15'1" x 13'1" (4.60m x 4.00m)

Having window and double opening doors with matching side windows out onto to decked area with this lovely view across the rooftops to surrounding woodland and countryside.

Hallway

With shelved cupboard

Bedroom 3 11'6" x 9'10" (3.53m x 3.00m)

Having window to rear with this lovely roof top view and smaller window to front side, excellent fitted wardrobe cupboards with sliding doors, hanging rail and shelving.

Shower Room 2 7'1" x 6'6" (2.16m x 2.00m)

Having window to side, extensively tiled walls and floor, suite in white of wash hand basin with vanity cupboard and double width shower cubicle with multi head shower fitted.

Stairs to

Study

Having large double glazed roof window and fitted desk and office furniture.

Staircase then continues to

Bedroom 4 17'2" x 9'4" (5.25m x 2.86m)

Having 2 large double glazed roof windows and access into eaves storage

En-suite Bathroom 9'4" x 9'0" (2.85m x 2.75m)

Having window to side, suite of free-standing bath with central taps, bidet, wash hand basin with vanity cupboards and wc.

Outside

The property is approached through Ludlow Mascall Centre and leads onto a tarmac driveway with a gravelled over spill parking space where an electric charging point can be found, together with a useful store for the recycling bins. Gated access then leads to the enclosed front garden, paved and partly gravelled for ease of maintenance with sleeper edged borders full of plants and shrubs. This then in turn leads down the side of the property onto a large raised decked seating area ideal for summer dining/barbeques. Adjacent to this decked area, steps then lead down to the bottom section of the garden under an archway with climbing roses and sleeper edged borders. This section has been gravelled for ease of maintenance, and there are two raised vegetable beds. Further archway with roses leads to a lawn garden area. The rear is enclosed by high board fencing and high hedging providing privacy and there are covered seating areas under the raised decking and door into a useful garden store with light and power fitted.





Services:

Mains electricity, mains water, mains drainage, mains gas, gas fired heating to radiators, windows are upvc double glazed. The property has the benefit of solar panels on the roof which are owned by the property and provide a reduced electricity costs. Broadband speeds Basic 20 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Flood Risk – Very Low. There is an electric Zappi charge point for a car.

Tenure

Freehold

Local Authority

Shropshire Council
Council Tax Band D

Viewings

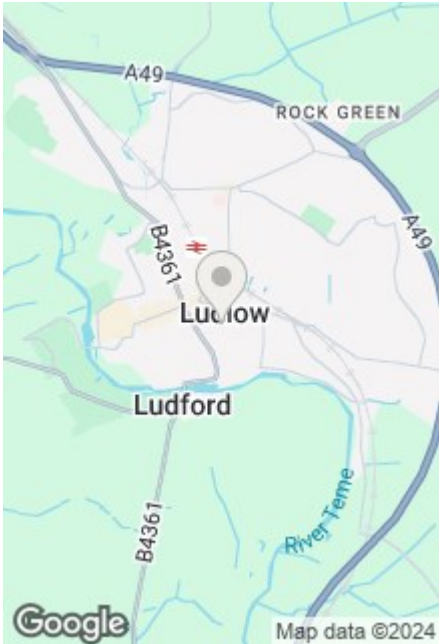
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

As you proceed from Ludlow's town centre on foot, walking down to Galdeford past the turning for Friars garden and Chandlers Close, take the turning into Ludlow Mascall Centre, walk through the carpark and llewa is in the corner on the right hand side. What 3 Words – nowadays regard lengthen







Floor Plans



TOTAL: 178.4 m² (1,920 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

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