



SAMUEL WOOD

64 Dahn Drive, Ludlow, Shropshire, SY8 1XZ

Asking Price £399,000



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This well presented and much improved 4 bedroom detached house with the benefit of a detached double garage sits in a modern and popular residential area. The property enjoys tarmac driveway and an enclosed rear garden. Accommodation benefitting from gas fired heating and upvc double glazing briefly include: Entrance Hall, Cloakroom, Living Room, Dining Room, Conservatory, Upgraded Kitchen/Breakfast Room, Utility, First Floor Landing with 4 good sized Bedrooms, Modern En-suite shower Room and House Bathroom.

- Much improved 4 bedroom detached house
- Detached double garage and driveway parking
- Popular residential location
- Gas fired heating, upvc double glazing and solar panels
- Enclosed rear garden
- Conservatory at rear

Covered Porch

With upper glazed front door opening into

Entrance Hall

Having useful storage cupboard with hanging rail

Cloakroom

Having window to frontage and a modern suite of wash hand basin with vanity cupboard and wc.

Sitting Room 16'4" x 13'5" (5.00m x 4.10m)

Having window to frontage, smaller window to front side, feature fireplace with space for electric fire. Double doors into

Dining Room 11'9" x 10'10" (3.60m x 3.32m)

Which has Bi-fold doors into

Conservatory 12'6" x 9'10" (3.82m x 3.02m)

Having brick base and is of upvc construction with double glazed windows, polycarbonate roof, ceiling light and fan and double doors out onto paved terrace.

Re-fitted Kitchen / Breakfast Room 13'5" x 10'9" (4.10m x 3.30m)

Having window overlooking rear garden, range of matching units with oak styled fronts, granite work surfaces and splashbacks, 1½ bowl sink unit. There is a large breakfast bar and electric hob with electric double oven below, extractor positioned above, integrated microwave and fridge

Utility Room 7'4" x 5'1" (2.25m x 1.56m)

Having door to rear elevation, matching units that of the kitchen, heat resistant work surface, tiled splashbacks, stainless steel sink unit, planned space and plumbing for washing machine and room for a dryer and the Ideal logic gas fired boiler is housed here and heats domestic hot water and radiators.

First Floor Landing

Having access to roof space with drop down ladder and door into linen cupboard with shelving

Bedroom 1 11'3" x 9'2" (3.45m x 2.80m)

Having window to frontage, right across one wall there is an excellent range of fitted wardrobe cupboards with hanging rail and shelves.

En-Suite Shower Room 8'6" x 6'2" (2.60m x 1.90m)

Having window to side, modern suite in white of wc, wash hand basin with large vanity cupboards and large shower cubicle with shower fitted.

Bedroom 2 11'6" x 11'3" (3.53m x 3.44m)

Having window overlooking the rear garden

Bedroom 3 9'10" x 7'9" (3.00m x 2.38m)

Having window to rear garden and across one wall an excellent range of fitted wardrobe cupboards.

Bedroom 4 11'5" x 7'0" (3.48m x 2.14m)

Having window to frontage and fitted cupboard.

Bathroom 7'9" x 6'2" (2.37m x 1.90m)

Having window to rear and a suite in white of panelled bath with shower screen, shower attachment, tiled splashbacks, wc and large wash hand basin with vanity cupboard.

Outside:

The property is approached onto a double width tarmacadam driveway providing parking, there is a lawned open plan garden and off the driveway there is a detached double garage having 2 sets of up and over doors, light and power fitted and personal door and window. Off the driveway gated access then leads into a small enclosed front courtyard garden paved for ease of maintenance with a slate bed. Gated access then leads down the side of the property into the rear garden. There is a large, paved seating area ideal for summer dining/ barbeques. A lawned garden and to either side, borders and fencing at rear elevation with a laurel hedge on the inside of the boundary aiding privacy.

Services:

Mains electricity, mains water. mains gas, gas fired heating to radiators, windows are upvc double glazed, the property also has the benefit of solar panels. Broadband Speeds 15 Mbps, Superfast 77 Mbps, Ultrafast 1000 Mbps. Flood Risk – Low Risk.

Local Authority:

Shropshire 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

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Floor Plans



Ground Floor
Floor area 66.0 m² (711 sq.ft.)

First Floor
Floor area 54.6 m² (588 sq.ft.)

Double Garage
Floor area 26.7 m² (287 sq.ft.)

TOTAL: 147.3 m² (1,586 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

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