



SAMUEL WOOD

Thistledown St. Johns Lane, Ludlow, Shropshire, SY8 1PF

Asking Price £375,000



This spacious 3 bedroom detached bungalow sits in a smashing location just off Ludlow's town centre and is an easy walk into the town's facilities. The property enjoys a flat and level garden, excellent driveway parking and a detached garage. Accommodation benefitting from gas fired heating and mainly upvc double glazing includes: Spacious Reception Hall, Living Room, Kitchen / Diner, 3 Bedrooms, Shower Room, separate WC, Rear Hallway, Utility Room, large Store, Second wc and adjoining workshop. No onward chain

- 3 bedroom detached bungalow
- Convenient location close to town centre
- Level and good sized plot
- Extensive driveway parking and garage
- Viewing highly recommended

St Johns Lane is a central location just off Ludlow's town centre and an easy walk to the towns' facilities.

**Front door**

with glazed side panels opens into

**Spacious Reception Hall**

with coving, access to roof space with drop down ladder, door into a cupboard with coat hooks

**Living Room 13'0" x 12'6" (3.96m x 3.81m)**

with windows to both front and front side elevations, coving and a feature fireplace with flame effect gas fire and a shelved alcove to side

**Kitchen / Dining Room 13'11" x 9'10" (4.24m x 3.00m)**

with room for table and chairs and is fitted with a range of base cupboards, wall cupboards and drawers, heat resistant work surfaces, stainless steel sink unit, planned space for cooker, room for a fridge and door into boiler cupboard housing the Worcester wall mounted gas fired boiler which heats domestic hot water, radiators and shelving. The kitchen has window to side, 2 small windows and door to

**Rear Hallway**

with 2 doors & matching side windows out onto rear garden

**Walk-in Store**

with quarry tiled floor, room for a dryer and window to garden

**Utility Room 6'7" x 6'5" (2.01m x 1.96m)**

with window to rear side, sink unit with work surface, space and plumbing for washing machine and door into

**Cloakroom**

with wc in white and window to rear elevation

**Bedroom 1 14'1" x 12'4" (4.30m x 3.77m)**

with window to frontage and a range of fitted bedroom furniture to include wardrobes, dressing table, chest of drawers and bedside cabinets

**Bedroom 2 12'5" x 10'0" (3.78m x 3.05m)**

with window overlooking the rear garden and fitted wardrobe cupboard

**Bedroom 3 9'11" x 6'11" (3.02m x 2.11m)**

with window overlooking the rear garden

**Shower Room 6'5" x 5'2" (1.96m x 1.57m)**

with window to rear and a modern suite in white of pedestal wash basin and double width shower cubicle with shower fitted and tiled splash backs

**Cloakroom**

with window to rear elevation and a wc

**Outside:**

The property sits in a convenient location within an easy reach of Ludlow's town centre and is approached onto a large tarmac frontage providing excellent parking. There is attractive stone walling and the driveway continues down the side of the property to a detached garage which has an up and over door, concrete floor, inspection pit, door and window to rear garden. The front garden with the property is mature and has a selection of shrubs and plants and is laid to lawn. The rear garden with the property is enclosed to both side and rear elevations with high board fencing and mature hedging aiding privacy. There is a paved seating area directly at the back of the house, level lawned gardens with a selection of shrubs and plants and a small garden shed. Adjoining the accommodation is a useful outside store with light and power fitted and window overlooking the rear garden.

**Services:**

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows in the bungalow are upvc double glazed, some single glazing in the out houses. Electric consumer unit replaced in 2023. Flood risk – no risk. Broadband speed 15 – 31 Mbps, (Ultrafast 1000 Mbps)

**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](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

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## Floor Plans



**Floor Plan**  
Floor area 96.2 m<sup>2</sup> (1,035 sq.ft.)

**Garage**  
Floor area 18.4 m<sup>2</sup>  
(198 sq.ft.)

**TOTAL: 114.6 m<sup>2</sup> (1,233 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](http://www.Propertybox.io)

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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

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