



SAMUEL WOOD

I Saunders Close, Ludlow, Shropshire, SY8 1RH

Offers Based On £325,000





This spacious 3 bedroom detached bungalow of non-traditional construction is located in a select location within an easy walk of Ludlow's historic town centre. The property sits in a plot extending to a 1/5th of an acre to include lawned garden, extensive driveway, detached double garage, workshop/store and mature gardens. Accommodation benefitting from upvc double glazing and oil fired heating briefly includes: Entrance Porch, Entrance Hall, Living Room with open fire, Kitchen/Dining Room, 3 good sized Bedrooms all with fitted wardrobes and a modern Bathroom. No onward chain.



- Spacious 3 bedroom detached bungalow
- Select location, close to town centre
- Plot of 1/5th of an acre
- Extensive driveway parking and double garage
- Mature gardens
- Internal inspection advised

Saunders Close is select location of similar bungalows located off the larger quarry garden area of town and is a short walk into Ludlow's historic town centre which is renowned for its architecture, culture and festivals and has a good range of shopping, recreational and educational facilities.

Upvc double glazed door with matching side panel opens into

### Entrance Porch

Double doors then open into

### Entrance Hall

Having access to roof space with a drop-down ladder. Double doors into a useful cupboard with coat hooks and shelves.

### Living Room 19'10" x 11'8" (6.05m x 3.58m)

Has large window to frontage, smaller window to front side and a feature fireplace with open grate.

### Kitchen / Dining Room 15'2" x 12'3" (4.63m x 3.75m )

Having window to rear elevation, fitted with a modern range of matching units with cream coloured fronts, heat resistant work surfaces and tiled splashbacks. There is an electric cooker, space and plumbing for washing machine and dishwasher. Feature fireplace (non-functional) and door into the boiler cupboard housing the Firebird oil fired boiler which heats domestic hot water and radiators and shelving.

### Side Porch

With 2 windows and door to rear elevation.

### Bedroom 1 13'3" x 11'7" (4.05m x 3.54m )

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

### Bedroom 2 12'3" x 7'11" (3.74m x 2.43m )

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

### Bedroom 3 9'1" x 7'8" (2.77m x 2.36m )

Has window to rear elevation, sliding double doors into wardrobe cupboard with hanging rail, shelving and further cupboards at eye level.

### Bathroom 8'8" x 6'2" (2.66m x 1.88m)

Having window to rear with a suite in white of pedestal wash hand basin, wc, panelled bath, shower cubicle with Mira shower fitted and tiled splashbacks.

### Outside

The property is approached over a long tarmac driveway which continue to the front of the bungalow and also down the side of the bungalow where a detached double garage can be found. Having 2 up and over doors, personal door to side, window to rear elevation, light and power fitted. There is then an external door into an outside cloakroom with wc and wash hand basin. The front garden with the property is mature, in the main is laid to a level lawn with a selection of shrubs, plants and trees, border sitting to the side of the driveway and hedging aiding privacy. The rear garden with the property is enclosed and there is paved seating areas at the back of the property, gravelled sections, high board fencing and hedging aiding privacy to the rear and a useful sectional workshop/store with light and power fitted.

### Agents Note

The property is of non-traditional construction.

### Services:

Mains electricity, mains water and mains drainage, oil fired heating to radiators, windows are upvc double glazed. (Mains gas is in the vicinity but nothing runs down to the property) Broadband Basic - 15 Mbps, Superfast 49 Mbps. Floor Risk - Very Low. Council Tax – Shropshire, Tax Band C.

### 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)

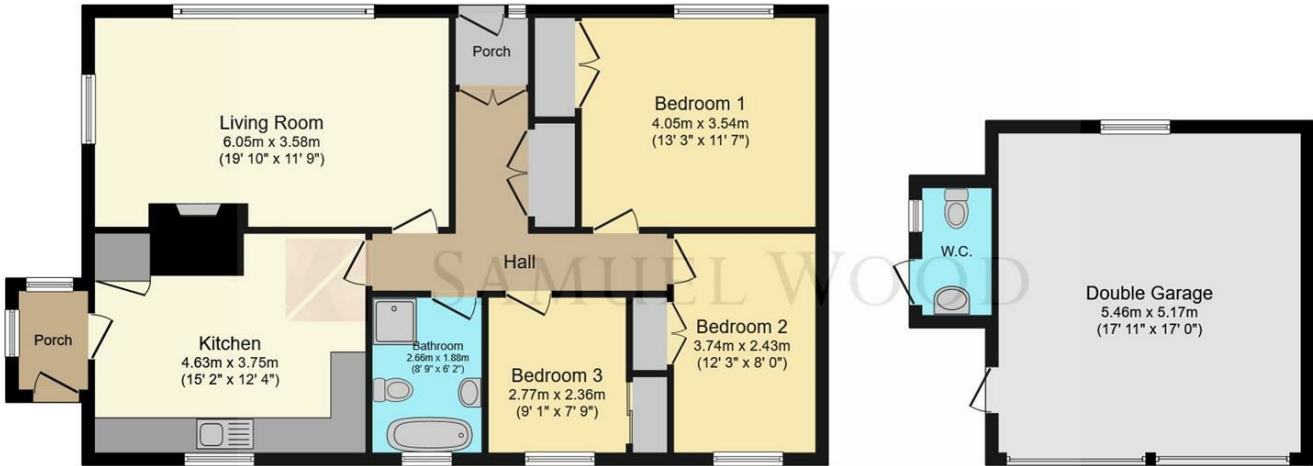
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### Referrals

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.



Floor Plans



Floor Plan

Floor area 93.6 sq.m. (1,007 sq.ft.)

Double Garage

Floor area 31.1 sq.m. (334 sq.ft.)

TOTAL: 124.7 sq.m. (1,342 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)

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](mailto:ludlow@samuelwood.co.uk)

[www.samuelwood.co.uk](http://www.samuelwood.co.uk)

propertymark

MAYFAIR  
OFFICE.CO.UK

rightmove

OnTheMarket.com

f t i