



SAMUEL WOOD

52 Normandie Close, Ludlow, Shropshire, SY8 1UJ

Offers Based On £395,000



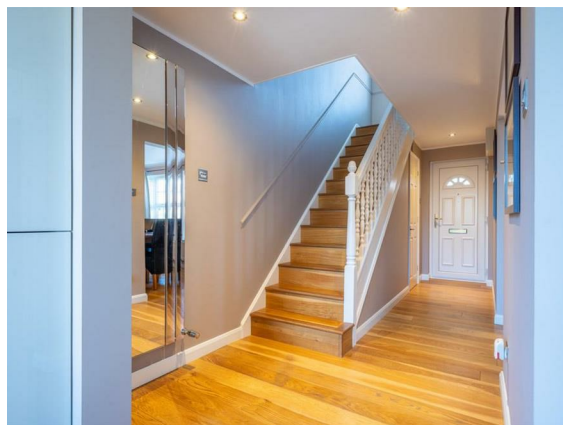
52 Normandie Close

Ludlow, Shropshire, SY8 1UJ



- Large 4 bedroom executive home
- Exceptional interior presentation
- Landscaped garden
- Mature and well respected residential location
- Modern fixtures and fittings throughout
- Double garage and driveway parking

This immaculately presented 4 bedroom detached house sits in a well respected residential area and benefits from a double garage, driveway parking and landscaped gardens, accommodation presented to the highest of standards with exceptional quality fitments throughout to include: Entrance Hall, Cloakroom, Living Room, Dining Room, Kitchen, First floor landing with 4 good sized Bedrooms, En-suite Shower Room, and House Bathroom. Viewing highly recommended. EPC – C



Recessed Porch

Undereath which is the front door opening into

Entrance Hall

Having engineered oak floor and ceiling spotlights

Cloakroom

Having window to frontage, automatic spot lighting and upgraded suite that includes wash hand basin, large vanity cupboard and wc both in white. Tiled floor and extensively tiled walls.

Large opening off the hallway into the

Dining Room

Having ceiling downlighters and two windows to front elevation and engineered oak floor matching that of the entrance hallway. At the bottom of the hallway it is then open plan into the

Kitchen

Having window overlooking the rear garden, attractive tiled flooring and a modern range of matching units that include base cupboards, wall cupboards and drawers. Granite work surfaces, large stainless steel sink unit and 2 larger cupboards. There is an induction hob with large extractor positioned above, electric oven and single oven adjacent. Included in the sale is the Samsung American fridge freezer, whilst there is an integrated Bosch dishwasher and a Samsung washing machine and extensive ceiling downlighters. Door out into the rear garden and a further range of cupboards, one housing the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators.



Sitting Room

Is a lovely light room with two windows to front elevation, double doors out onto the landscaped garden with matching side windows. There is engineered oak floor, a tv display area again with an oak finish, there is a surround sound system which has built in speakers in the ceiling and ceiling downlighters.

Oak engineered staircase leads to

First Floor Galleried Landing

Having an oak engineered floor, window to frontage, access to roofspace and door into useful shelved cupboard.

Bedroom 1

Having oak engineered floor, window to rear elevation, 2 sets of double opening doors into wardrobe cupboard with hanging rail and shelf.

Upgraded En-Suite

Having window to rear, extensively tiled floor and walling, modern suite in white of wc, wash hand basin with vanity cupboard, shower cubicle with multi head shower fitted and automatic light.

Bedroom 2

Having window to rear elevation with a roof top view towards Cleve Hill, engineered oak floor and double doors into wardrobe having hanging rail and shelf.

Bedroom 3

Having window to frontage and engineered oak floor.

Bedroom 4

Having window to frontage and oak engineered floor.

House Bathroom

Beautifully presented having extensively tiled floor and walling, modern suite of wash hand basin with large vanity cupboard, wc, panelled bath with multi head shower over, window to rear elevation and downlighting.

Outside

The property is approached over a slabbed pathway leading to the front door and the front garden is beautifully maintained, laid to lawn with borders with a slate finish. The rear garden with the property is beautifully landscaped and is enclosed by high board fencing to both side and rear elevations aiding privacy. The garden has been landscaped with low maintenance in mind with a decked seating area off the double doors from the living room, gravelled sections, steps then lead down onto a further gravelled section and some artificial grass with raised beds with ferns and shrubs. Sitting at the back of the garden there is a double width driveway which provides parking for 2 cars and a detached double garage, having electrically operated up and over roller shutter door, door into garden and right across the rear part of the garage there is some excellent fitted storage cupboards.

Services

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators, windows are upvc double glazed. Broadband speeds Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Flood Risk – None.

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

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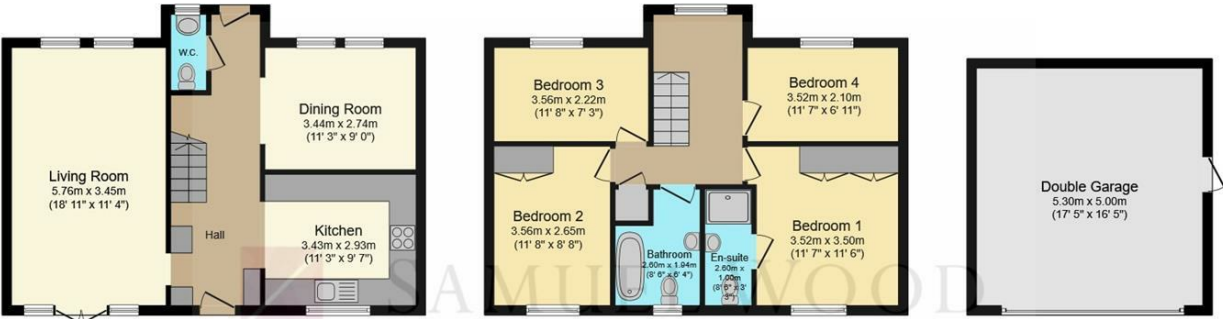
Directions







Floor Plans



Ground Floor
Floor area 53.4 m² (575 sq.ft.)

First Floor
Floor area 53.5 m² (575 sq.ft.)

Double Garage
Floor area 26.8 m² (288 sq.ft.)

TOTAL: 133.7 m² (1,439 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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