



4 Steventon Gardens, Ludlow, SY8 1LF Offers In The Region Of £295,000



# 4 Steventon Gardens

Ludlow, SY8 1LF











• Gardens Front & Rear

• No Onward Chain

• Bathroom & Separate WC

- Fantastic Location
- Garage & Driveway Parking
- Perfect Retirement Buy

This 3/4 Bedroom dormer bungalow is located on a popular cul de sac within the historic market town of Ludlow, enjoying a range of amenities close by and benefiting from gas heating accommodation includes Reception hall, Kitchen, Living Room, Bedroom/Dining Room or Study, 3 Further Bedrooms, Bathroom & WC. Outside the property has gardens front and rear along with driveway parking and a garage. EPC E. No Onward Chain.







Front door opens into the

# Reception Hallway

Having door into storage cupboard and wall mounted radiator.

# Living Room $17'4" \times 10'5" (5.3m \times 3.2m)$

Having feature fireplace with tiled hearth and gas fired fitted, wall mounted radiator and upvc double glazed window to rear elevation.

### Conservatory 9'2" x 9'2" (2.8m x 2.8m)

Having wall mounted radiator and upvc double glazed windows to side and rear elevations and upvc double glazed door opening out on to patio and rear garden.

### Bedroom I 12'5" x 10'5" (3.8m x 3.2m)

Having fitted wardrobes with hanging rail and shelving, wall mounted radiator and upvc double glazed windows to side and rear elevations.

# Dining Room / Study 8'2" x 8'2" (2.5m x 2.5m)

Having wall mounted radiator and upvc double glazed window to front and side elevations.







### Bathroom $4'10'' \times 7'3'' (1.48m \times 2.22m)$

Having tiled floor and extensively tiled walls, suite in white of wc, wash hand basin to vanity cabinet, Bath with electric shower over and shower screen fitted. Wall mounted radiator and upvc double glazed window to frontage.

# Kitchen $10'9" \times 8'2" (3.3m \times 2.5m)$

Having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks. I ½ bowl stainless steel sink and drainer unit, four ring gas hob and gas oven fitted (but not currently connected) with extractor positioned above and planned space for washing machine, fridge and freezer. Worcester Bosch gas fired boiler, wall mounted radiator and upvc double glazed window to frontage. Integral door then opening into

# Garage 18'4" x 9'2" (5.6m x 2.8m)

Providing a utility area, having a range of matching units to include base cupboards, wall cupboards and drawers, outside tap, up and over garage door with light and power fitted, window to rear elevation and door opening to rear garden.

Staircase from hallway rising to

### First Floor Landing

Having door into storage cupboard with shelving and hanging rail fitted, we and wash hand basin to vanity cabinet and heated electric towel rail.

# Bedroom 2 17'4" x 7'10" (5.3m x 2.4m)

With storage cupboard and wall mounted radiator with upvc double glazed window to side elevation with a lovely view of St Lawrence's Church.

#### WC

With WC and wash hand basin in suite of white.

### Bedroom 3 11'5" x 8'10" (3.5m x 2.7m)

Having eaves storage, wall mounted radiator and window to side elevation.

### Outside

The property is approached by a tarmacadam driveway with parking for up to 4 cars, fantastic size front garden which has been landscaped to enjoy a range of mature raised beds with a selection of shrubs and plants and gravelled pathway to surround them. Gated side access then leads to the rear garden which has again been landscaped and enjoys a range of raised beds for a vegetable plot, shed and greenhouse. Pathway then leads to a lovely patio at the end of the rear garden which is ideal for summer dining. Boundaries are made up of high board fencing and hedging



#### Ortifala.

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators, Approximate Broadband speeds Basic 18 Mbps, Superfast 58 Mbps, Ultrafast 1000 Mbps. Flood Risk – None.

# Tenure

Services

Freehold

# **Local Authority**

Shropshire Council Council 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 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**

From our Ludlow office proceed down Broad Street under the Broadgate and turn left at the Traffic lights onto Temeside, take the next right onto Weeping Cross Lane, at the end of the Lane turn right onto Sheet Road then take the next right onto Steventon New Road. Steventon Gardens can be found on the second right in a cul de sac of similar properties.







### Floor Plans



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 year, 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.

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