



SAMUEL WOOD

4 Lloyd Way, Ludlow, Shropshire, SY8 1FA

Offers Over £340,000







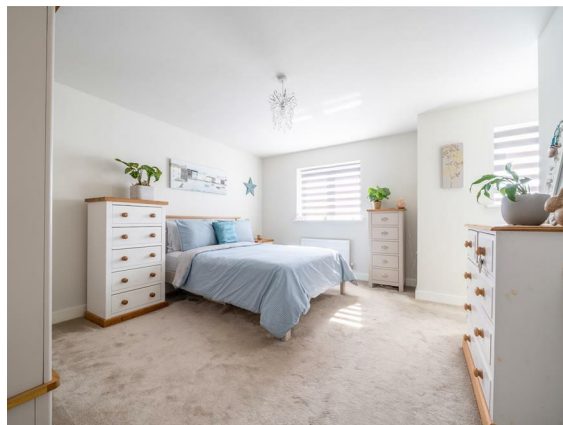
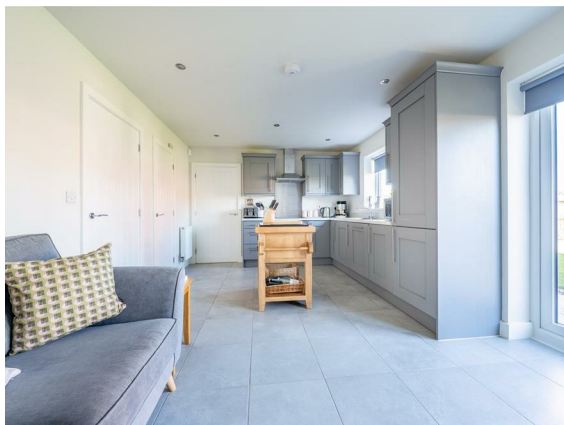
## 4 Lloyd Way

Ludlow, Shropshire, SY8 1FA



- Nearly new detached house
- Edge of town location
- Double width driveway parking and garage
- 3 double bedrooms
- Well presented interiors
- Internal inspection essential

This nearly new 3 double bedroom detached house is beautifully presented and sits on a popular residential cul de sac right on the Eastern outskirts of the town and enjoys double width driveway parking, integral garage and enclosed rear garden. Accommodation benefitting from gas fired heating and upvc double glazing includes: Entrance Hall, Living Room, impressive Kitchen / Dining / Family Room, Utility Room, Cloakroom, First Floor Landing with 3 good sized Double Bedrooms, En-Suite Shower Room and House Bathroom.



**Upper glazed front door opens into**

**Entrance Hallway**

**Living Room 13'8" x 11'10" (4.17m x 3.63m)**

with window to frontage and extensive ceiling down lighters

**Spacious Kitchen / Dining / Family Room 18'0" x 11'4" (5.50m x 3.46m)**

with window and double doors out onto the rear garden, ample room for table and chairs and small sofa whilst the kitchen is nicely fitted with a modern range of matching units that include base cupboards, wall cupboards and drawers, heat resistant work surfaces, stainless steel sink unit, electric hob with extractor positioned above and electric oven below, integrated fridge / freezer and dishwasher, tiled flooring, extensive ceiling downlighters and useful understairs storage cupboard

**Utility Room 7'9" x 5'6" (2.38m x 1.70m)**

with door to side elevation, tiled floor matching that of the kitchen, units matching those of the kitchen to include base cupboards and wall cupboards, stainless steel sink unit, planned space and plumbing for washing machine



### Cloakroom

with flooring matching the utility and a window to the rear elevation, suite in white of wc and wash hand basin

### First Floor Landing

with access to roof space and door into deep linen cupboard with shelving

### Bedroom 1 15'5" x 13'6" (4.70m x 4.12m)

with 2 windows to frontage

### En-Suite Shower Room 8'2" x 6'0" (2.50m x 1.85m)

with window to frontage, tiled floor and a suite in white of wc, pedestal wash hand basin and double width shower cubicle with shower fitted and tiled splash backs

### Bedroom 2 12'5" x 11'7" (3.80m x 3.55m)

with window overlooking the rear garden

### Bedroom 3 11'1" x 8'2" (3.40m x 2.50m)

with window to rear elevation

### Family Bathroom 8'10" x 5'6" (2.71m x 1.70m)

with window to side, tiled floor, tiled splash backs and a suite in white of wc, pedestal wash hand basin, panelled bath with shower screen and shower over

### Outside:

The property is approached onto a double width tarmac driveway. Off the driveway an up and over door leads into the garage with concrete floor and personal door back into the utility room. The front garden with the property is beautifully maintained with lawn and well-established borders with shrubs. Gated access then leads into the rear garden which is enclosed by high board fencing to side and rear elevations aiding privacy, slab patio right across the rear of the house and a pathway then leads to a second seating area under a pergola. The garden is level and laid to lawn with gravelled borders with shrubs and plants.

### Agents Note:

There is a small service charge on the development which is £190 for the 2024 / 25 year.

### Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are upvc double glazed. Flood risk – no risk. Broadband speeds: Basic 13 Mbps, Superfast 74 Mbps and 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

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

As you proceed from Ludlow's town centre out along Sheet Road you will come to the roundabout on the A49, go straight over taking the second turning on your left hand side and then after about 40-50m turn right and follow the road back towards the start of the cul de sac and the house is the second to last property on the left hand side





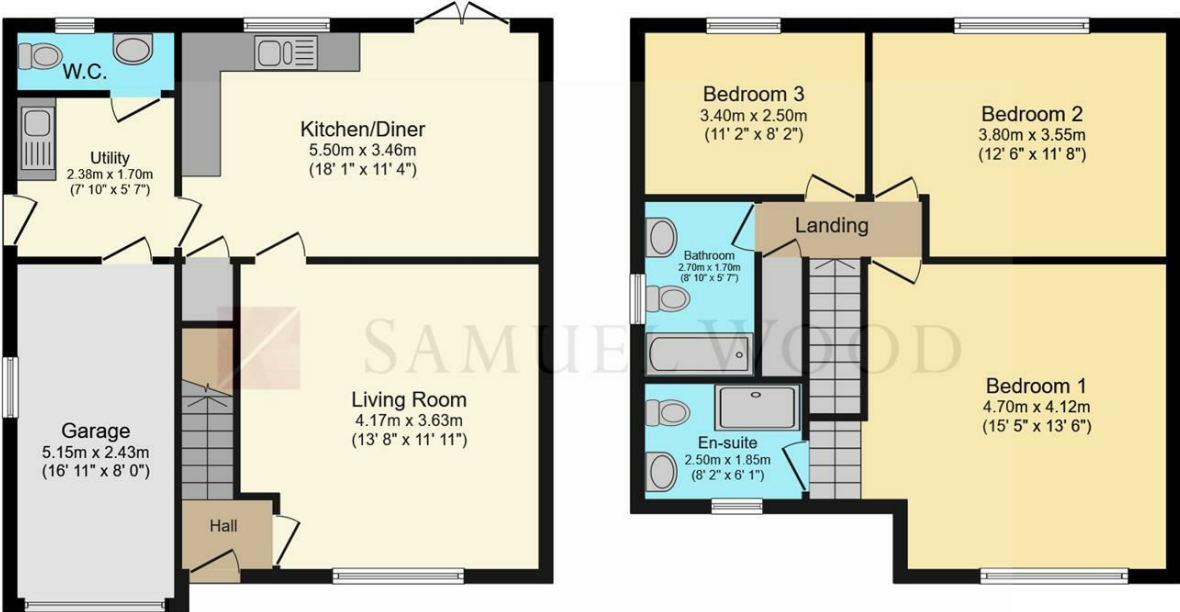








Floor Plans



Ground Floor  
Floor area 67.4 m<sup>2</sup> (726 sq.ft.)

First Floor  
Floor area 62.0 m<sup>2</sup> (668 sq.ft.)

**TOTAL: 129.5 m<sup>2</sup> (1,394 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.