



SAMUEL WOOD

24 Redlake Meadow, Bucknell, Shropshire, SY7 0AY

Offers Over £300,000



24 Redlake Meadow

Bucknell, Shropshire, SY7 0AY

- Much improved 3 bedroom detached bungalow
- Cul-de-sac of similar properties
- Conservatory to rear elevation
- Upgraded shower room
- Well-serviced South Shropshire Village
- Much improved and extended Kitchen / Dining Room
- Oil-fired heating and upvc double glazing

This much improved, well-presented and detached 3 bedroom bungalow sits in this popular and well serviced village on a small cul-de-sac of similar properties. The property enjoys triple width driveway parking and an enclosed garden with seating areas and lawn. Accommodation benefitting from upvc double glazing and oil-fired heating includes; Entrance Hall, Living Room with open fire, Conservatory, large and extended Kitchen / Dining Room, Utility Room, 3 Bedrooms and modernised Shower Room. EPC rating D



Facilities in Bucknell are excellent and include: Butcher, Garage, Public House, Heart of Mid Wales Railway Line, Junior School, Church and an active community. Historic Ludlow sits to the East and offers a greater range of facilities whilst popular towns of Knighton and Craven Arms are within a short drive.

Front door with matching side panel opens into

L-shaped Reception hall

with access to roof space and door into coat cupboard.

Living Room 17'8" x 11'2" (5.40m x 3.42m)

has a feature fireplace with open grate. There are 2 windows to rear elevation and sliding doors then out into

Rear Conservatory 11'3" x 8'5" (3.43m x 2.57m)

of upvc construction with polycarbonate roof, fitted roof blinds, double doors out onto garden.



Large open plan Kitchen / Dining Room 26'5" x 9'6" max (8.07m x 2.90m max)

having window overlooking rear garden, further door and window to side. The Kitchen area is nicely fitted with a modern range of matching units with grey fronts, heat resistant work surfaces and tiled splashbacks. Electric hob with electric oven below and extractor positioned above. There is space for a dishwasher, room for an American style fridge freezer and a further appliance. Open plan then through into the Dining Area with ample room for large table and chairs. Housed here is the oil-fired boiler which heats the domestic hot water and radiators. Upper glazed door then into

Utility Room 9'4" x 4'11" (2.86m x 1.52m)

having heat resistant work surfaces, planned space and plumbing for washing machine, room for a dryer and further appliance. Window to front elevation.

Bedroom 1 15'8" x 11'1" (4.80m x 3.40m)

has a bay window to front elevation

Bedroom 2 9'8" x 8'11" (2.97m x 2.73m)

has a bay window to front elevation

Bedroom 3 8'10" x 8'7" (2.70m x 2.63m)

has double doors to rear garden

Shower Room 7'0" x 5'8" (2.15m x 1.74m)

recently modernised with a modern suite in white of WC, wash handbasin with vanity cupboard and a shower cubicle with multi-head shower fitted.

Outside

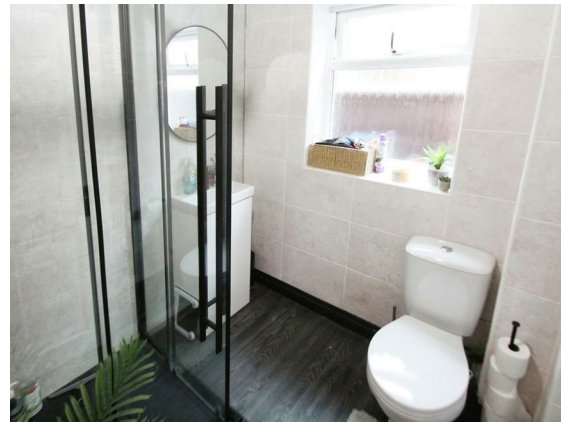
The property is approached onto a tarmac driveway which provides car parking for 3 vehicles. There are gravelled borders, slabbed pathway leads up the side of the bungalow where the front door can be found. That slabbed pathway then continues through a gate into the enclosed rear garden which has high board fencing to both side and rear elevations aiding privacy. Off the conservatory there is a circular seating area, low brick retaining wall and 2 steps up onto a lawned garden. There is a further paved seating area to the other side of the conservatory.

Services

Mains electricity, Mains water and mains drainage. Oil-fired heating to radiators, windows are upvc double glazed. Flood Risk; Low, Approximate Broadband speed basic; 19mbps, Superfast 80mbps

Local Authority

Shropshire Council
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 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

As you come into Redlake Meadow; bear round to the right hand side and the property is the second to last bungalow on the left hand side.







Floor Plans



Floor Plan
Floor area 104.2 m² (1,122 sq.ft.)

TOTAL: 104.2 m² (1,122 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

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

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