



SAMUEL WOOD

10 Keyse Close, Ludlow, Shropshire, SY8 1UL
Offers Over £325,000



10 Keyse Close

Ludlow, Shropshire, SY8 1UL



- Much improved 4 bedroom detached house
- Eastern side of the town
- New conservatory
- Select cul de sac of 11 houses
- Re-fitted kitchen, bathroom and en-suite
- Driveway parking, garage and gardens

This much improved and spacious 4 bedroom detached house sits in a select cul de sac of 11 properties sitting on the Eastern side of the town. Outside the property enjoys double width driveway parking, garage and gardens. Accommodation benefitting from upvc double glazing and gas fired heating includes: Reception Porch, Reception Hall, Cloakroom, Living Room, Re-fitted Kitchen / Dining Room, Conservatory, Utility Room, First Floor Landing with 4 Bedrooms, upgraded En-Suite Shower Room and upgraded House Bathroom. Viewing advised. EPC Rating – C.



Keyse Close is a select cul de sac of 11 properties sitting on the Eastern side of town close to a good range of facilities but equally accessible into Ludlow's historic core.

The property is approached into a upvc double glazed Porch with upper glazed door to

Reception Hall

with coving and good sized under stairs storage cupboard

Cloakroom

with window to frontage and a modern suite in white of wc and wash hand basin

Living Room 13'5" x 13'1" (4.10m x 4.00m)

with bay window to front elevation and 2 smaller windows to front side, coving and a feature fireplace with wooden surround, marble inset and electric fire fitted.

Modern Kitchen / Dining Room 21'0" x 9'6" (6.42m x 2.90m)

with ample room for large table and chairs. The kitchen area is fitted with a contemporary range of units with glossed fronts and heat resistant work surfaces, stainless steel sink unit, planned space for a cooker with extractor positioned above, integrated dishwasher and room for fridge. Archway through into



Utility Room 6'10" x 4'9" (2.10m x 1.45m)

with door to side, units matching that of the kitchen, stainless steel sink unit, planned space for a washing machine, room for a stacked dryer and the Baxi wall mounted gas fired boiler is housed here and heats domestic hot water and radiators.

From the dining room there are double opening doors with matching side windows opening into

Modern Conservatory

being of upvc construction with double glazed roof and sliding doors out onto the garden.

First Floor Landing

with access to roof space, linen cupboard with radiator and shelves

Bedroom 1 11'9" x 11'9" (3.60m x 3.60m)

with 2 windows to frontage. Across one wall there is an excellent range of fitted wardrobe cupboards having hanging rail and shelf.

Upgraded En-Suite Shower Room 6'10" x 4'9" (2.10m x 1.47m)

with window to side, extensively tiled walls and floor, modern suite of wc, wash hand basin with vanity cupboard, double width shower cubicle with shower fitted and extensive ceiling downlighters

Bedroom 2 10'9" x 9'10" (3.30m x 3.00m)

with window to rear elevation overlooking garden, double opening doors into wardrobe cupboard with hanging rail and shelf

Bedroom 3 11'5" x 9'6" (3.50m x 2.90m)

with window overlooking rear garden and a half door into eaves storage

Bedroom 4 11'5" x 6'10" (3.50m x 2.10m)

with window to frontage

Bathroom 6'8" x 5'10" (2.05m x 1.80m)

with window to rear elevation, recently re-fitted with a modern suite in white of wc, wash hand basin with vanity cupboard, panelled P-style bath with curved shower screen, shower attachment and tiled splash backs.



Outside:

The property sits in a select cul de sac of 11 properties in a popular residential area on the Eastern side of the town. The property is approached onto a double width tarmac driveway which provides parking. Off here an up and over door opens into the Garage having concrete floor, light and power fitted and personal door to rear elevation. The front gardens with the property are open plan and laid to lawn with shrubs and a mature tree. Gated access leads into the rear with a grassed area to the side of the garage, paved seating area off the conservatory, Summer House and garden shed. The garden in the main is laid to lawn with barked borders around the outside.



Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are upvc double glazed, telephone to BT regulations

Tenure:

The property is freehold

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 or visit our web site at www.samuelwood.co.uk

For out of office enquires 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

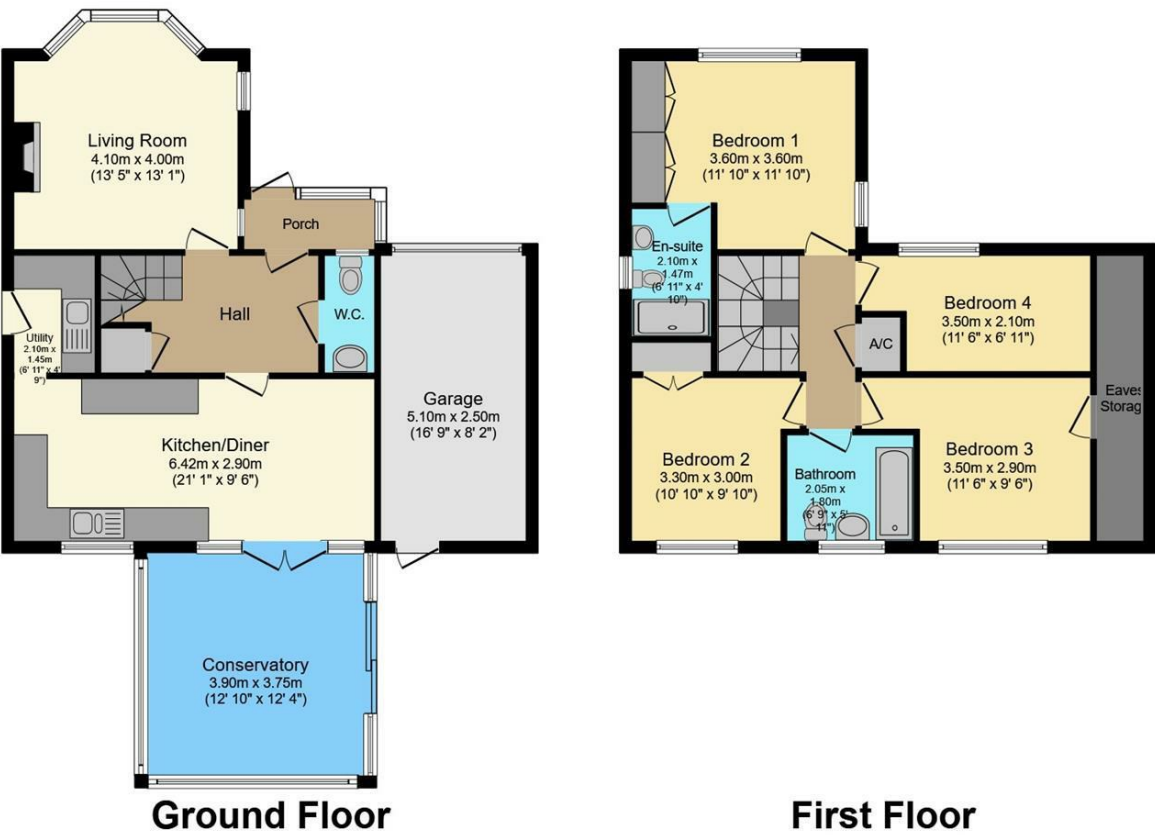
Keyse Close is accessed off Parys Road, Ludlow. As you turn into Keyse Close the property is the 2nd house on the right hand side.







Floor Plans



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.