



SAMUEL WOOD

88 Dahn Drive, Ludlow, Shropshire, SY8 1YG
Offers In The Region Of £239,995



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This recently re-decorated and re-carpeted semi-detached 3 bedroom house sits in a mature residential area and is worthy of internal inspection. The property enjoys a larger than average rear garden, driveway parking and integral garage whilst accommodation benefitting from upvc double glazing and gas fired heating includes: Entrance Hall, Cloakroom, Living Room, Kitchen open plan to Dining Room, First Floor Landing with 3 Bedrooms all having fitted wardrobes, En-Suite Shower Room and House Bathroom. No onward chain EPC rating D

- 3 bedroom semi-detached house
- Recently re-carpeted and re-decorated
- Mature residential area
- Driveway parking and integral garage
- Larger than average rear garden for the estate
- Spacious interiors
- No onward chain

Canopied Porch

underneath which is the front door with glazed centre panel

Entrance Hallway

with laminate wood floor

Cloakroom

with laminate wood floor and a suite in white of wc and wash hand basin

Living Room 14'11" x 13'3" (4.55m x 4.06m)

with window to front elevation, feature fireplace with attractive surround and gas fire fitted

Good sized Kitchen / Dining Room 21'7" x 9'9" (6.60m x 2.98m)

The kitchen area is fitted with a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces, gas hob with electric oven below and extractor positioned above, space and plumbing for a washing machine, integrated fridge and also housed here is the Ideal gas fired boiler which heats domestic hot water and radiators, window and door overlooking rear garden and opening through into the dining area with bay window also to the rear

First Floor Landing

with access to roof space and door into linen cupboard with shelf

Bedroom 1 14'11" x 9'4" (4.57m x 2.85m)

with 2 windows overlooking the rear garden, across one wall there is an excellent range of fitted wardrobe cupboards, hanging rail and shelving

En-Suite Shower Room 6'10" x 6'6" (2.10m x 2.00m)

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

Bedroom 2 11'6" x 8'6" (3.52m x 2.60m)

with window to frontage and double doors into wardrobe cupboard with hanging rail and shelf

Bedroom 3 9'3" x 7'2" (2.83m x 2.20m)

with window to frontage and wardrobe cupboard with shelving

House Bathroom 6'6" x 6'6" (2.00m x 2.00m)

with window to side and a suite in white of wc, pedestal wash hand basin and panelled bath with tiled surrounds

Outside:

The property is approached onto a tarmacadam driveway providing parking. Off here access into the Garage with electrically operated up and over door, tiled floor, range of work surfaces and cupboards, integral door back into the dining area. The front garden has low picket fencing to front elevation, a selection of shrubs and a mature tree. Gated access and side passage leads into the rear garden with a paved seating area right across the rear of the property, lawned garden with shrubs and garden shed. A second paved seating area then leads right up to the top of the plot where a further bricked section can be found. There is high board fencing to both side and rear elevations aiding privacy.

Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, telephone to BT regulations. Flood risk: very low. Broadband speeds – basic 14 mbps, superfast 62 mbps, ultrafast 1800 mbps.

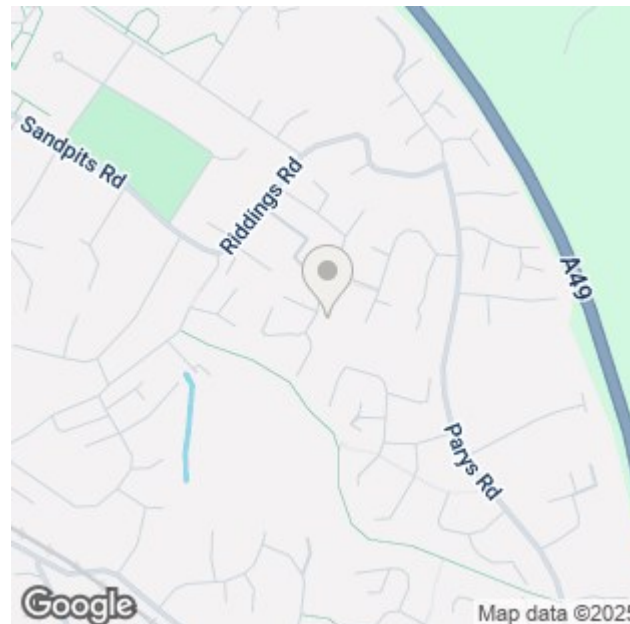
Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

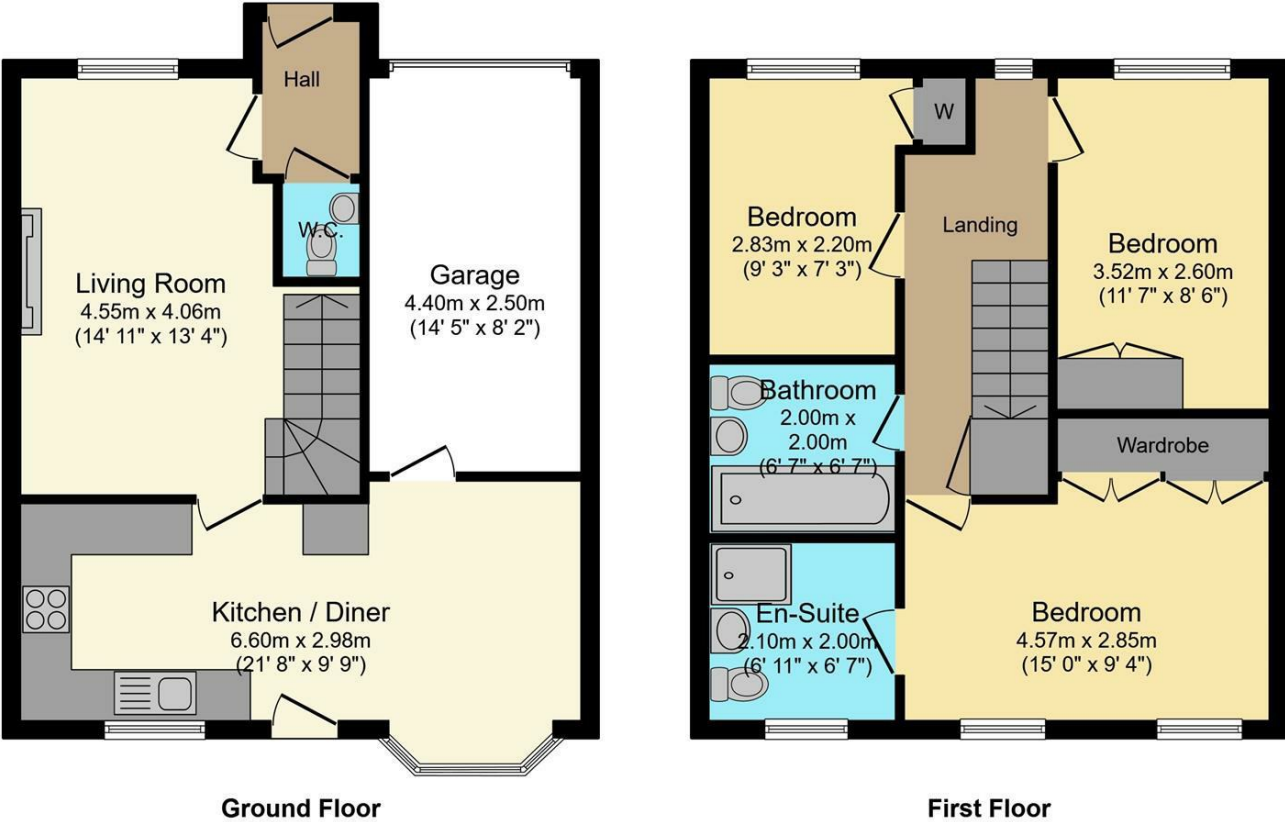
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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Floor Plans



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