



SAMUEL WOOD

4 Ballard Close, Ludlow, Shropshire, SY8 1XH

Offers Based On £320,000



4 Ballard Close

Ludlow, Shropshire, SY8 1XH



- 4 bedroom detached house
- Eastern outskirts of historic Ludlow
- Driveway parking and garage
- Viewing recommended
- Popular and mature cul de sac
- Gas heating & upvc double glazing
- Enclosed Garden

This 4 bedroom detached house sits in a select cul de sac on the eastern outskirts of Ludlow town and enjoys driveway parking, garage and enclosed garden. Accommodation benefitting from gas fired heating and upvc double glazing includes: Entrance Hall, Cloakroom, Living Room, Dining Room, Kitchen / Breakfast Room, Utility Room, First Floor Landing serving 4 Bedrooms, En-Suite Shower Room and House Bathroom. No onward chain.



Canopied Porch

with upper glazed front door into

Entrance Hallway

with understairs storage cupboard

Cloakroom

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

Living Room 15'5" x 11'1" (4.70m x 3.40m)

with double doors out onto rear garden and feature fireplace with wooden surround

Dining Room 11'1" x 8'10" (3.40m x 2.70m)

with window to frontage

Kitchen / Breakfast Room 11'9" x 11'5" (3.59m x 3.50m)

with door and window to rear garden, a range of matching units that include a breakfast bar, with base cupboards, wall cupboards and drawers, sink unit, gas hob with extractor positioned above and electric oven below, space and plumbing for a dishwasher and room for a fridge freezer



Utility Room 6'7" x 4'9" (2.03m x 1.47m)

with window to side, base cupboard, sink unit, heat resistant work surface, space and plumbing for washing machine and room for a dryer. Housed in here is the wall mounted Potterton gas fired boiler which heats domestic hot water and radiators.

First Floor Landing

with door into airing cupboard with factory insulated hot water cylinder

Bedroom 1 12'1" x 9'10" (3.70m x 3.00m)

with window overlooking the rear garden and double doors into wardrobe cupboard with hanging rail and shelf

En-Suite Shower Room 4'11" x 4'9" (1.50m x 1.47m)

with window to side and a suite in cream of wc, pedestal wash hand basin with shower cubicle and shower fitted

Bedroom 2 11'1" x 8'11" (3.40m x 2.73m)

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

Bedroom 3 10'2" x 9'10" (3.10m x 3.00m)

with window to frontage and wardrobe cupboard with hanging rail and shelving

Bedroom 4 10'3" x 8'11" (3.14m x 2.72m)

with window to rear elevation

Bathroom 6'6" x 5'5" (2.00m x 1.66m)

with window to rear and a suite in cream of wc, pedestal wash hand basin and panelled bath with shower screen and shower attachment

Outside:

The property is approached onto a tarmac driveway. Off the driveway and up and over door opens into the garage which has a personal door back into the garden, light and power fitted. The front garden has a low hedge, lawn and shrub border. Gated access then leads into the rear garden which is enclosed by high board fencing to the both side and rear elevations aiding privacy. Right across the rear of the property there is a paved seating area, partly covered by a pergola with climbing shrubs and ornamental pond. Archways then lead to a second seating area with lawned garden, mature trees and a pathway which meanders to the top of the garden where there is a further seating area with an arbour

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: Basic 12 Mbps, Superfast 76 Mbps, Ultrafast 1000 Mbps





Local Authority:

Shropshire, council tax band - D

Tenure:

The property is freehold

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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Directions





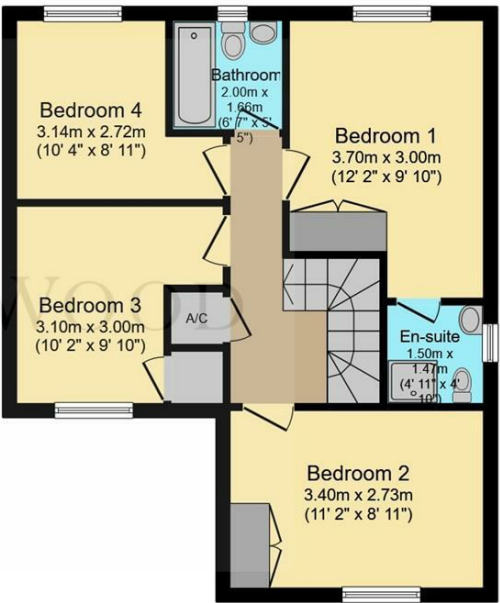


Floor Plans



Ground Floor

Floor area 66.2 sq.m. (712 sq.ft.)



First Floor

Floor area 52.0 sq.m. (560 sq.ft.)

Total floor area: 118.2 sq.m. (1,273 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

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