



The Holtbrook, 2 Ludlow Gate, Bridgnorth, Shropshire, WV16 5AB

BERRIMAN  
EATON









## The Holtbrook, 2 Ludlow Gate, Bridgnorth, Shropshire, WV16 5AB

An extended 5 bedroom modern home located within an exclusive gated development, walking distance to the towns High Street and amenities. Fashionably presented with an impressive open plan live-in dining kitchen that features a lantern glass roof and large patio doors; this makes an ideal family home.

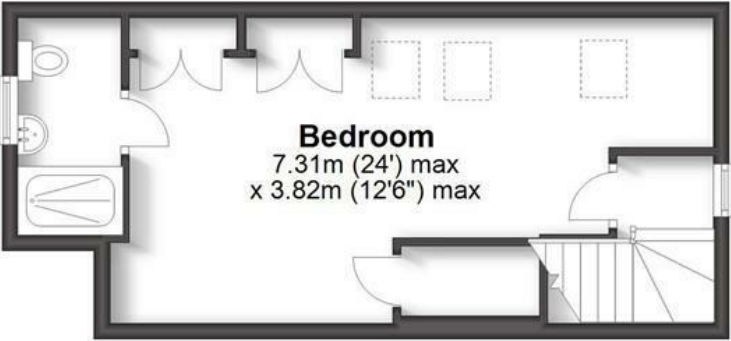
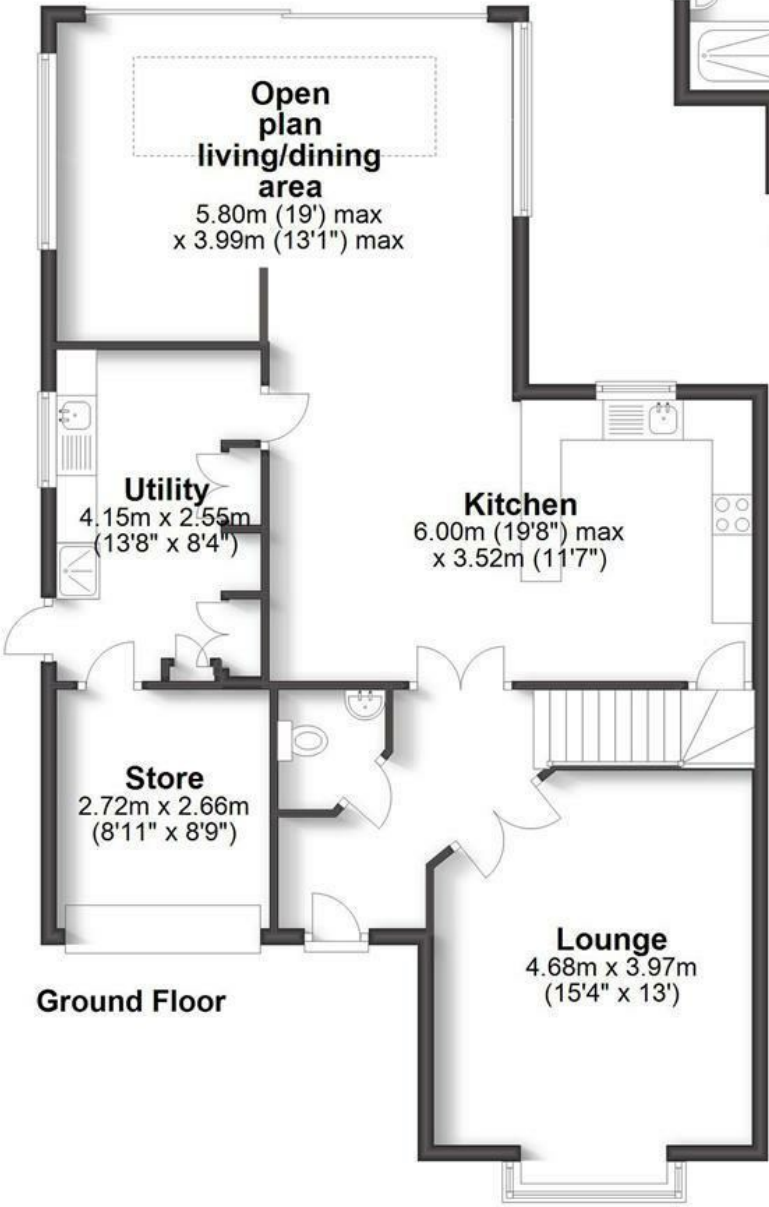
Telford 14 miles - Kidderminster 14 miles - Wolverhampton 15 miles - Birmingham 27 miles - Shrewsbury 19 miles - Ludlow 18 miles.

(All distances are approximate).



**2 LUDLOW GATE**  
**BRIDGNORTH**

HOUSE: 186.7sq.m. 2,009.7sq.ft.  
STORE: 8.0sq.m. 85.6sq.ft.  
**TOTAL: 194.7sq.m. 2,095.3sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Second Floor**





## LOCATION

Positioned in this sought after gated location of Bridgnorth, Ludlow Gate is most conveniently located being within walking distance to the High Town and local facilities, including a good selection of schools. The historic riverside town of Bridgnorth offers a diverse selection of shops, eateries and pubs, healthcare services, hospital and a whole array of sports facilities and clubs . The market town is also home to places of interest such as the Severn Valley Railway, funicular railway, castle ruins and weekend markets. The town offers a thriving community holding many events throughout the year.

## ACCOMMODATION

Upon entering this modern home, an entrance hall features convenient cloaks storage, a guest WC, and a staircase rising to the first floor. Double doors lead into a generously sized lounge, complete with a feature fireplace housing an electric fire and a large bay window to the front elevation. Across the hall, double doors open into a spectacular open-plan dining kitchen and living area. This expansive space seamlessly combines the kitchen, dining, and living areas, offering the perfect environment for family living and entertaining. High end full-width sliding doors open directly into the garden, while a stylish glass roof lantern floods the space with an abundance of natural light. The kitchen is fitted with a range of high-gloss units, including base cupboards, drawers, and wall cabinets. The work surfaces are complemented by a breakfast bar, and the space is fully equipped with built-in appliances, including a gas hob, oven, grill, wine cooler, dishwasher, fridge, and freezer. For added convenience, there is a useful understairs cupboard and the garage has been converted into a spacious utility room providing further fitted storage cupboards and workspace. The utility room is also fitted with provisions for appliances, along with a sink unit, and pet shower. A side door provides direct access to the garden, while integral access to the adjoining store room adds further practicality.

Stairs rise to the first-floor landing, where the principal bedroom, complete with fitted wardrobes enjoys a dual outlook with a private en-suite shower room comprising a WC, hand basin, and shower. Completing this floor are three further generously sized double bedrooms and the family bathroom, which features modern fixtures and finishes.

A further staircase leads to the second-floor suite, which offers a large double bedroom with fitted wardrobes and skylights, creating a peaceful retreat. The en-suite shower room is beautifully appointed, offering a WC, hand basin, and shower.

## OUTSIDE

To the front of the property, a Tarmac driveway provides double off-road parking. Gated side access leads around to the enclosed rear garden, being predominantly laid to lawn and also features a paved terrace and a further decked sun terrace enclosed by a hedge and fence boundary.

## TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given on completion. Verification should be obtained by your Solicitors. There is a management company (all residents are directors), with an annual cost to cover the upkeep of the external areas, external lighting and maintenance of the electric gates.

## LOCAL AUTHORITY

Shropshire Council  
Tax Band: G.

## SERVICES

We are advised by our client that all main services are connected to the property. Verification should be obtained by your Surveyor.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our office BRIDGNORTH OFFICE.

## FIXTURES AND FITTINGS

By separate negotiation.

## DIRECTIONS

Proceed away from the High Street out onto the Ludlow Road (B4364). After passing the turning for Conduit Lane take the next left where the gated entry for Ludlow Gate will be directly in front of you.

Offers Around £675,000

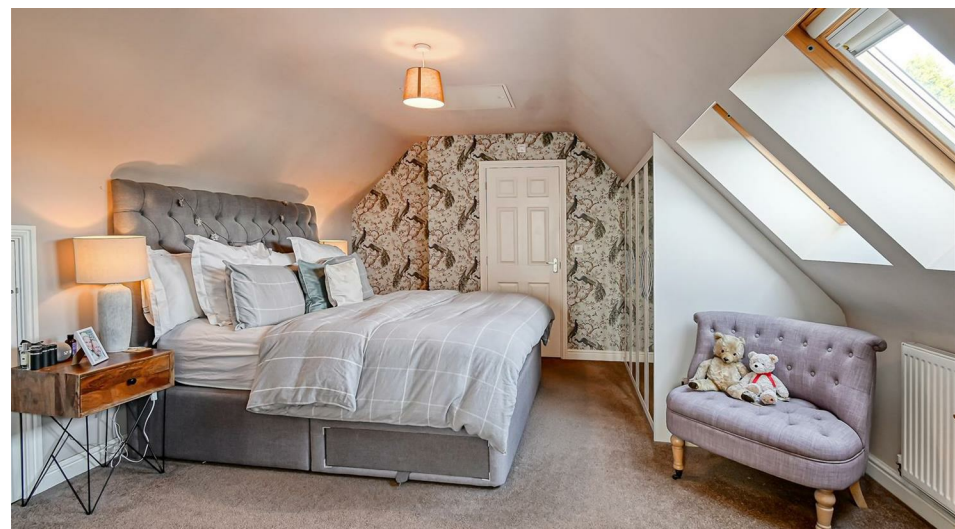
EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.













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