



## 1 Ludlow Gardens, Quadring, PE11 4QH

**£375,000**

- Four Bedroom Detached House
- Presented In Excellent Order Throughout
- Three Reception Rooms
- Ensuite, Utility Room And WC
- Modern Kitchen
- Refitted Ensuite
- Generous Plot
- Double Garage
- EPC: C
- Viewing Essential

For sale: A stunning four-bedroom detached home in the charming village of Quadring! This beautifully proportioned property offers spacious living areas, perfect for modern family life. Presented in excellent condition, it boasts a double garage, an inviting garden, and a bright, airy interior. Set in a peaceful location, this home is ready for you to move in and make it your own. Don't miss out on this fantastic opportunity—ideal for families seeking both space and comfort!

**Porch**



PVCu double glazed sliding doors to front, tiled flooring, double glazed door opening to hallway.

**Entrance Hall 7'9" x 14'10" (2.37m x 4.54m)**



Coving to textured ceiling, stairs to first floor landing with under stairs cupboard, radiator. Doors to living room, dining room and kitchen.

**WC**



PVCu double glazed window to front, half height tiling, fitted close coupled toilet with push button flush and ceramic wash hand basin set in vanity unit with built in storage.

**Lounge 24'3" x 11'9" (7.40m x 3.60m)**



PVCu double glazed bay window to front, sliding patio door to rear, open fireplace. Opening to dining room.



**Dining Room 13'7" x 11'5" (4.16m x 3.48m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator, opening to lounge.



**Kitchen Dining Room 13'7" x 10'8" (4.15m x 3.27m)**



PVCu double glazed windows to side and rear, laminate flooring, radiator extractor fan. Fitted with

a matching range of base and eye level units with worktop space and breakfast bar seating, four ring gas hob with electric oven and grill under, 1 1/2 bowl composite sink and drainer with chrome mixer tap over, space and plumbing for dishwasher. Door to utility room.



**Utility 10'3" x 7'3" (3.14m x 2.21m)**



PVCu double glazed window and door to side, coving to textured ceiling, radiator, laminate flooring. Fitted base units with worktop space and tiled splashback, composite sink and drainer with chrome mixer tap. Space for fridge freezer, washing machine and tumble dryer.

**Landing 7'9" x 12'8" (2.38m x 3.88m)**



PVCu double glazed window to front, coving to textured ceiling with loft access, built in airing cupboard, doors opening to bedrooms and bathroom.



**Bedroom One 13'7" x 11'10" (4.16m x 3.62m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator, fitted full height wardrobes. Door to ensuite.



**Ensuite 7'3" x 5'0" (2.23m x 1.54m)**



PVCu double glazed window to front, skimmed

ceiling with recessed ceiling spotlights, aquaboard walls, chrome wall mounted heated towel rail. Fitted glass shower cubicle with sliding doors and chrome thermostatic bar shower, concealed cistern toilet with push button flush and ceramic wash hand basin with chrome mixer tap set in vanity unit with built in storage.



**Bedroom Two 13'7" x 10'9" (4.16m x 3.28m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator, built in full height wardrobes.



**Bedroom Three 10'9" x 11'4" (3.28m x 3.47m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator, built in full height wardrobes.



**Bedroom Four 7'6" x 8'5" (2.30m x 2.57m)**



PVCu double glazed window to front, coving to textured ceiling, radiator.

**Bathroom 7'8" x 7'2" (2.36m x 2.20m)**



PVCu double glazed window to side, coving to skimmed ceiling with recessed ceiling spotlights, tiled flooring, wall mounted heated towel rail, extractor fan. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and thermostatic bar shower, ceramic wash hand basin and concealed cistern toilet with push button flush set in vanity unit with built in storage.



**Double Garage 19'0" x 17'1" (5.80m x 5.23m)**

Twin electric roller shutter doors, window to side, skimmed ceiling, wall mounted Worcester mains gas combination boiler, wall mounted electric consumer unit.

**To The Front**



There is a block paved driveway offering off road parking for multiple vehicles and leading to the double garage. Secure gated access leads to the rear garden.

## Rear Garden



The rear garden is enclosed by timber fence and hedging and is mainly laid to lawn with generous sandstone patio. There is outside lighting, cold water tap and timber storage shed.



## Additional Information

### PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can

offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Property Postcode

For location purposes the postcode of this property is: PE11 4QH.

### Verified Material Information

Tenure: Freehold

Council tax band: E

Property construction: Brick with tiled roof.

Electricity supply: Mains - British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Mains Drainage

Heating: Mains Gas Central Heating

Broadband: As stated by Ofcom,

Broadband type Highest available download speed

Highest available upload speed Availability

Standard 6 Mbps 0.7 Mbps Good

Superfast 61 Mbps 14 Mbps Good

Ultrafast --Not available --Not available

Mobile coverage: As stated by Ofcom,  
Indoor  
Provider Voice Data  
EE Limited Limited  
Three Limited Limited  
O2 Likely Likely  
Vodafone Limited Limited

Outdoor  
Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

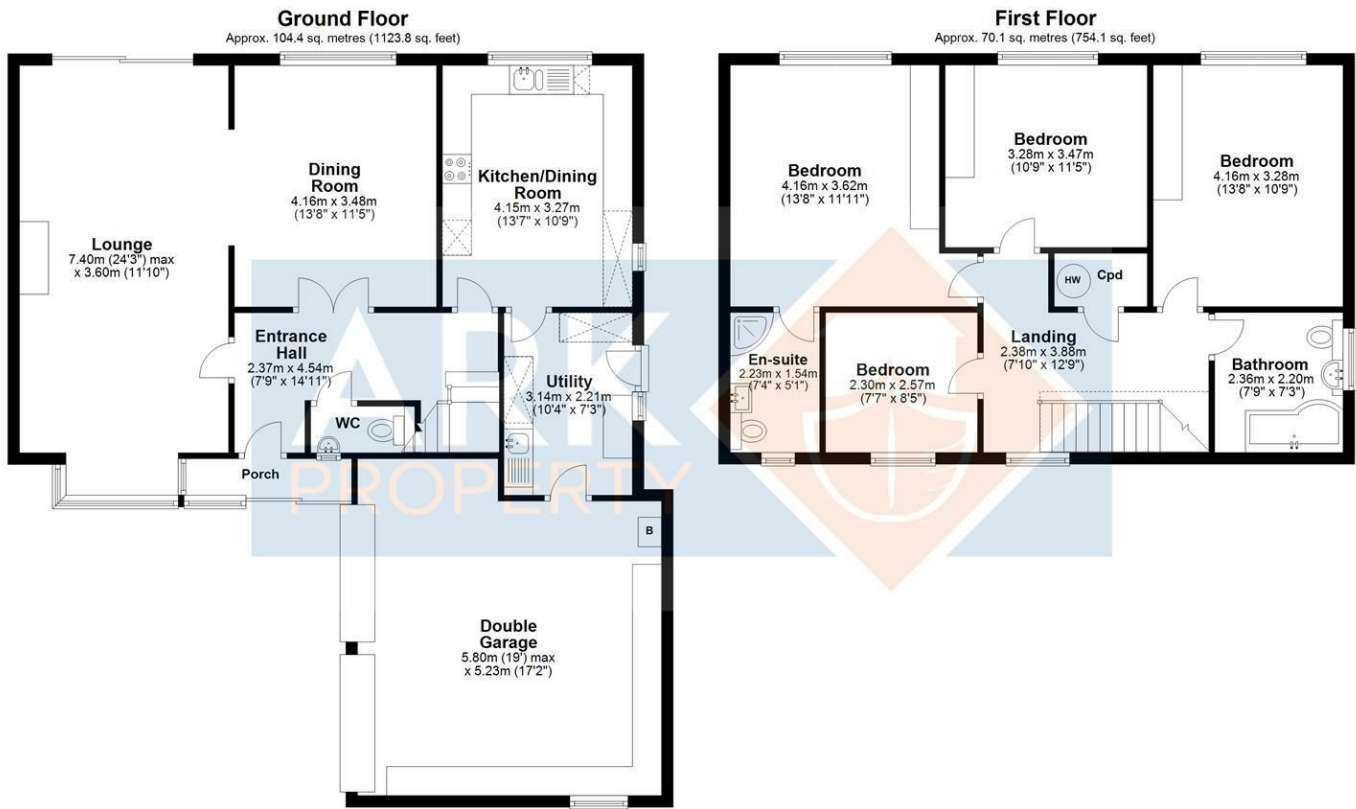
Parking: Driveway and Double Garage. Parking for  
5+ vehicles.  
Building safety issues: None  
Restrictions: None  
Public right of way: No  
Flood risk: Zone 2 - Environment Agency  
Coastal erosion risk: None  
Japanese Knotweed: No  
Planning permission: No  
Accessibility and adaptations: None  
Coalfield or mining area: No  
Energy Performance rating: C

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre  
only. We suggest you call our office for full  
information about this property before arranging a  
viewing.



## Floor Plan

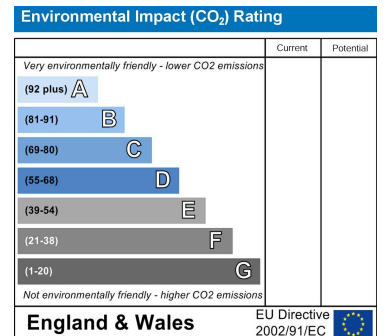
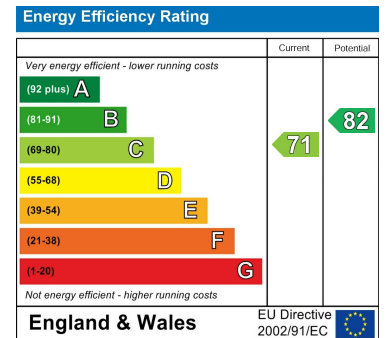


Total area: approx. 174.5 sq. metres (1877.9 sq. feet)

## Area Map



## Energy Efficiency Graph



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