



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Arneke, Ludlow Road, Little Stretton, Church
Stretton, SY6 6RB**

£685,000 Region

To view this property please call us on **01743 236 800** Ref: C7629/WM/KQ

An immaculately presented, fully renovated, four bedroom detached dormer bungalow residence.

This four bedroom dormer bungalow has been fully renovated, extended and much improved to provide spacious accommodation and is presented to an exacting standard throughout. The accommodation briefly comprises; entrance hall, living room, kitchen/dining room, utility, three bedrooms and bathroom to the ground floor. Master bedroom with en suite shower room to the first floor. Landscaped garden enjoying superb views of the South Shropshire Hills. Ample parking. The property benefits from oil fired central heating, a new boiler and double glazing.

The property boasts delightful views over the adjoining countryside and surrounding Stretton hills and occupies a pleasant position in the picturesque village of Little Stretton, with good local amenities including; a church and restaurants. The Ashes Valley which lies close by leads to the Longmynd Hills and is a popular area for riding, walking and cycling. Church Stretton lies about 1.5 miles to the north.



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

18'0" x 18'2" (5.49m x 5.53m)

Spacious extended room with sliding doors to rear patio enjoying superb open views

KITCHEN / DINING ROOM

23'0" x 16'0" (7.00m x 4.88m)

Fitted with a modern range of wall and base units

Double glazed sliding doors providing copious amounts of natural light and leading to the rear patio, enjoying superb views of the South Shropshire hills

UTILITY

6'9" x 7'6" (2.05m x 2.29m)

Door to the rear

Base units with inset sink unit

BEDROOM 2

12'9" x 11'9" (3.88m x 3.58m)

BEDROOM 3

16'8" x 10'4" (5.07m x 3.16m)

STUDY / BEDROOM 4

10'10" x 10'4" (3.29m x 3.14m)

BATHROOM

Panelled bath

Shower cubicle

Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR

MASTER BEDROOM

13'0" x 15'1" (3.95m x 4.59m)

Four Velux windows

Large store cupboard

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is approached through wrought iron gates over a brick paved driveway providing ample parking.

There is a well stocked and beautifully landscaped REAR GARDEN laid to lawn with decorative paved pathways, feature Pergola's, a range of well stocked shrub beds and borders and a raised sun terrace with wrought iron railings. Summerhouse. The garden provides a tranquil setting and enjoys superb views towards the South Shropshire hills.

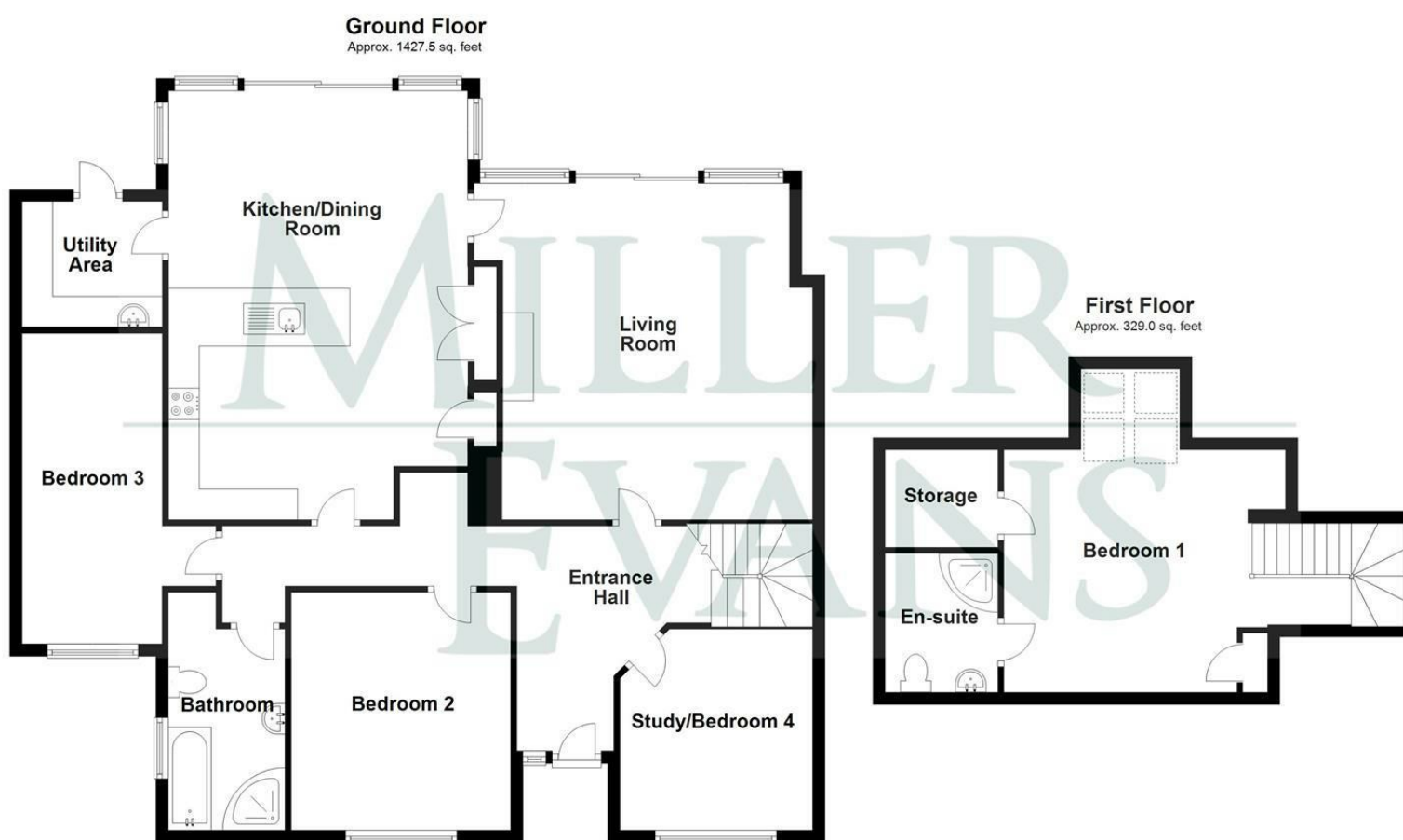








FLOOR PLANS ...

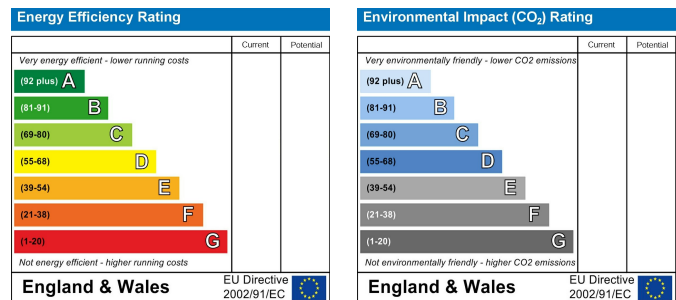


Total area: approx. 1756.5 sq. feet

HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, continue along Sandford Avenue to the High Street and The Square. Continue along The High Street towards Ludlow Road and Little Stretton. On entering Little Stretton, the property is the first bungalow on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage are connected. Oil fired central heating.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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South Shropshire Sales Office

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