41 Normandie Close, Ludlow, Shropshire, SY8 1UJ

Offers in the region of £385,000

Holters
Local Agent, National Exposure

41 Normandie Close, Ludlow, Shropshire, SY8 1UJ

Discover the perfect blend of comfort and style at 41 Normandie Close, a beautifully presented four-bedroom detached family home set in a popular residential cul-de-sac. With generous living spaces, a modern layout, and a welcoming atmosphere throughout, this home offers the ideal setting for family life and entertaining. Break from the Norm and book a viewing today!

Key Features
- Detached Family Home
- 4 Bedrooms
- Spacious Living Accommodation
- Private Enclosed Rear Garden
- Quiet Residential Cul-De-Sac
- Well Presented Throughout
- Off-Road Parking
- Popular Residential Location
- Approx. 1 Mile From Town Centre
- EPC C

The Property

41 Normandie Close is a well maintained and attractively presented detached property, ideally suited to family living, positioned within a popular residential cul-de-sac on the outskirts of the historic town of Ludlow. The property offers generous accommodation set across two floors, complemented by a private rear garden and off-road parking.

On entering the property, you are welcomed into an entrance hall with stairs rising to the first floor and access to the living spaces. The living room is a comfortable and inviting space, featuring a bay window to the front and a central fireplace with wood-burning stove, creating a lovely focal point and a cosy atmosphere. The kitchen is located at the rear of the property and is fitted with a range of matching wall and base units and benefits from a practical layout, with an adjoining utility room providing further storage, space for appliances and external access. The open plan layout offers ample space for a family dining table and chairs and enjoys direct access into the conservatory, offering a pleasant outlook over the garden and an additional reception space ideal for everyday use.

Accessed from the entrance hall is the converted garage which offers an additional reception room, ideal for home working or as a playroom, along with a convenient downstairs W.C.

Heading upstairs, the first-floor landing leads to four bedrooms, all of which are well proportioned and serviced by a family bathroom fitted with a modern white suite. The main bedroom is a particularly generous double and benefits from its own en-suite shower room, while the remaining bedrooms offer flexibility for family members and guests.

Outside, the property enjoys off-road parking to the front, while to the rear is a private and enclosed garden, providing a safe and pleasant environment for children and pets. The garden offers a great space for outdoor seating, entertaining or relaxation during the warmer months.

Overall, 41 Normandie Close is a well presented detached home in a sought-after residential location, offering comfortable family accommodation within easy reach of Ludlow town centre and its excellent range of amenities.

The Town

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe, Green Fair and the Medieval Christmas Fayre there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most

perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

Services
We are informed the property is connected to all mains services.

Heating
The property has the benefit of gas fired central heating.

Tenure
We are informed the property is of freehold tenure.

Council Tax
Shropshire Council - Band D

Broadband
Enquiries indicate the property has an estimated fibre broadband speed of 1000Mbps. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities
Leominster - 12 miles
Tenbury Wells - 10.5 miles
Church Stretton - 16.5 miles
Hereford - 24 miles
Kidderminster - 23 miles
Shrewsbury - 28 miles

What3Words
///entitle.shrub.shredding

Referral Fees
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

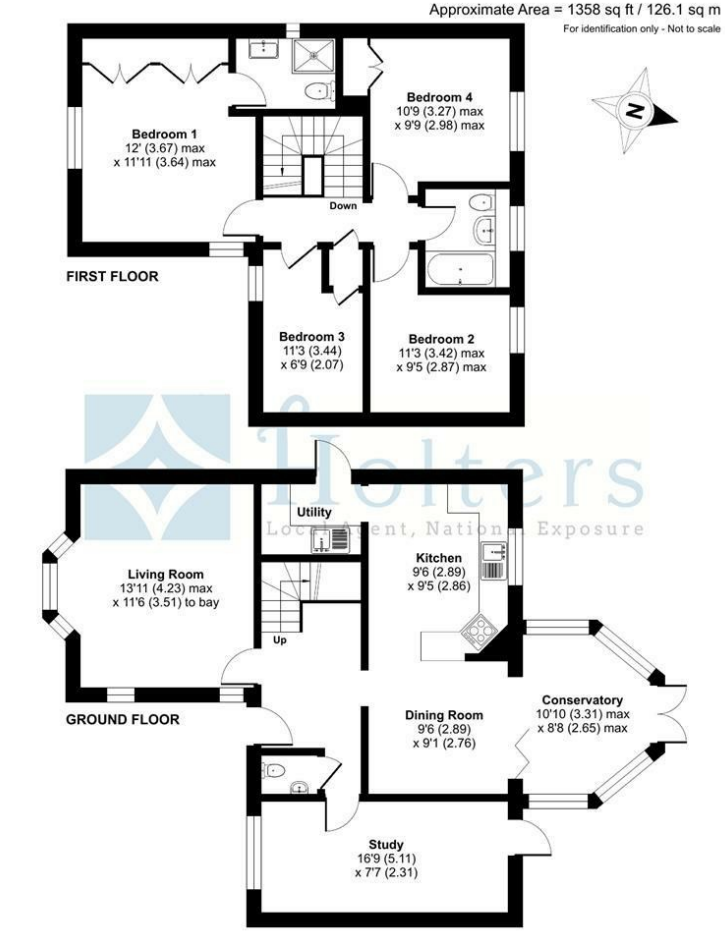
Money Laundering Regulations
In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on
all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

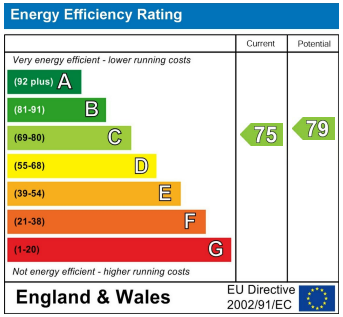
Consumer Protection
Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

Normandie Close, Ludlow, SY8

Approximate Area = 1358 sq ft / 126.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Holters Estate Agents. REF: 1407258



Holters

Holters

Holters

Holters