



7, Foldgate View, Ludlow, SY8 1NB
Guide Price £360,000

7 Foldgate View Ludlow

Welcome to 7 Foldgate, a three/four bedroom dormer bungalow with beautiful views onto the surrounding countryside nestled into a quite cul de sac within the sought after town of Ludlow. This property has been a wonderful family home for the last 14 years and is now ready to find it's new owners.

- Detached Dormer Bungalow
- Short Distance From The Town Center Of Ludlow
- Three/Four bedrooms
- Modern, Newly Fitted Kitchen
- Generous Sized Living Room
- Private And Well Maintain Gardens
- Double Garage And Driveway Parking For Up To Four Vehicles

Material Information

Guide Price £360,000

Tenure: Freehold

Local Authority: Shropshire

Council Tax: C

EPC: D (59)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

This fantastic three/four-bedroom detached dormer bungalow, ideally situated just a short distance from the charming town centre of Ludlow, is a wonderful opportunity not to be missed! Offering flexible living space with two/three reception rooms, a spacious double garage, and a sleek, newly fitted modern kitchen, this home is perfectly suited for comfortable and stylish living.

The property also boasts beautifully maintained gardens and ample parking for multiple vehicles, making it as practical as it is appealing. Set in an elevated position within a peaceful cul-de-sac, it enjoys delightful views over the surrounding countryside, adding to its overall charm and desirability.

A truly impressive home that must be seen to be fully appreciated!

Property Description

Enter the property via the conservatory. A door to the left leads into the main house, while the door directly ahead opens onto the rear garden.

Upon entering the property, stairs rise to the first floor. The first door on the right leads to the third bedroom, a single room with a window overlooking the garden. The next room from the entrance hall offers flexibility and could serve as a fourth bedroom or an additional reception room; it is currently utilised as an office and benefits from patio doors opening onto the rear garden.

Continuing through the hallway, the family bathroom features a modern three-piece white suite comprising a bath with overhead shower, wash basin, and WC. A frosted window provides natural light while maintaining privacy, overlooking the driveway.

The kitchen is fitted with contemporary floor and wall units, offering ample storage and a built-in fridge, creating a practical and stylish space.

The final room on the ground floor is the generously sized living area, which is cleverly divided into two sections. The first features built-in bookcases and a window looking into the conservatory, while the second boasts a large window overlooking the countryside. This allows natural light to flood the space, complemented by a log burner that adds warmth and a cosy atmosphere during the winter months.

The first floor comprises two generously sized double bedrooms, both benefiting from eaves storage that has been effectively utilised as wardrobe space, along with a convenient WC.

Gardens and Parking

The property offers a generous sized garden with an elevated, well maintained Lawn and access on either side, a gate takes you to the side of the property to where the double garage is located and driveway parking. The garage can also be accessed through a door in the garden and comes equip with power and lighting, the boiler is also housed within the garage. The proeprty benefits from sitting in an elevated position from the rest of the cul de sac offering private gardens.

Services

We understand that the property has mains water, drainage and electricity and gas central heating as well as a log burner

Location

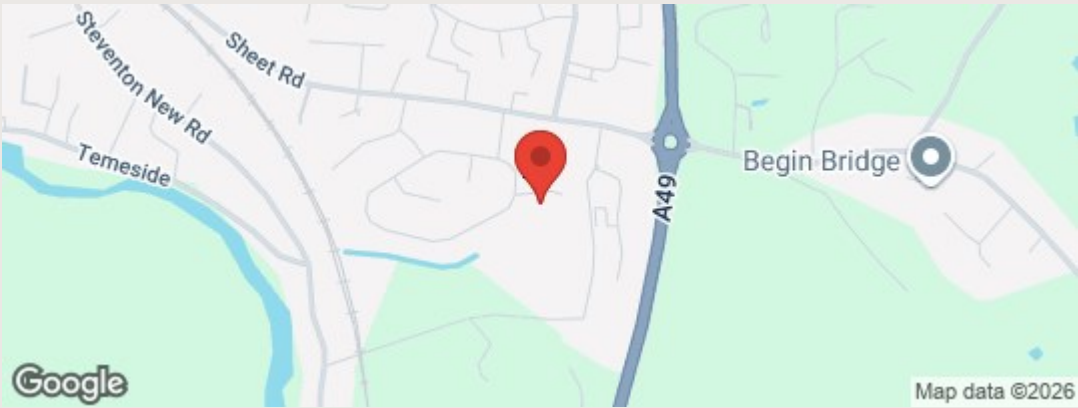
Located off of The Sheet in a quite cul de sac just a short distance from the town center of Ludlow.

Anti Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer’s identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

DIRECTIONS

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