



11, Ballard Close, Ludlow, SY8 1XH
Price £425,000

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11, Ballard Close Ludlow

A beautifully presented four-bedroom detached home tucked away in a quiet cul-de-sac on the edge of Ludlow. Featuring a stunning open-plan garden room, modern kitchen, spacious living areas, private driveway, garage, and a beautifully landscaped rear garden.

Ideally located within easy reach of local amenities and the historic town centre, this property offers contemporary living in a sought-after setting, an ideal home for families or anyone wanting extra space in a peaceful spot.

FEATURES

- Detached Four Bedroom Home
- Immaculate Condition, Move-in Ready
- Spacious Living Areas
- Open-Plan Kitchen / Diner
- Stunning Garden Room Extension
- Gas Central Heating and Double Glazing Throughout
- Smartly Updated Interiors - New Kitchen and Bathroom
- Well-Kept Rear Garden - Private and Easy to Maintain
- Driveway Parking Plus Integral Garage

Material Information

Price £425,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: D

EPC: C (71)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

Tucked away in a quiet residential cul-de-sac, this beautifully presented four-bedroom home offers stylish, open-plan living with a stunning garden room extension, generous outdoor space, and a private driveway with garage. Finished to a high standard throughout, the property combines contemporary comfort with practical features, all within easy reach of Ludlow's historic town centre and local amenities.

Property Description

Step through the front porch into a welcoming hallway, complete with handy storage beneath the stairs. The living room is a light and comfortable space, featuring a charming fireplace with an inset wood-burning stove. The ground floor layout flows seamlessly into the dining area and kitchen, creating a practical and sociable living environment.

At the heart of the home is the sleek, contemporary kitchen, bright, airy, and beautifully finished. Soft grey cabinetry is perfectly complemented by crisp white worktops and warm oak accents, creating a calm, stylish, and inviting space. A large open serving hatch and breakfast bar connect the kitchen to the living area, allowing natural light from the rear windows to fill the room. Modern integrated appliances, including a built-in oven stack and induction hob, ensure a streamlined look, while thoughtful details such as open shelving, wine storage, and a deep stainless-steel sink with a pull-down tap combine practicality with personality.

The kitchen provides direct access to the utility room, WC, and the stunning garden room, a true highlight of the home. This beautifully designed space offers a contemporary open-plan layout that seamlessly blends indoor and outdoor living. Flooded with natural light from a large skylight and full-width bi-fold doors, the garden room is perfect for relaxing, entertaining, or enjoying views of the garden throughout the year. It features sleek tiled flooring, electric underfloor heating, and a modern neutral palette that enhances the bright, airy atmosphere.

A spacious lounge area flows effortlessly into a breakfast bar and open kitchen hatch, while an adjacent dining space completes this versatile and inviting ground floor.

Upstairs, you'll find four bedrooms arranged around a central landing, including a spacious main bedroom

with en suite, plus a modern family bathroom that's been recently refurbished.

Outside

The property is set back behind a wide tarmac driveway offering ample off-road parking. The front garden is open and laid to lawn with well-kept borders and pathways that adds to the style and kerb appeal.

The front door is accessed directly from the driveway, alongside a single garage with an electrically operated door. Inside the garage, you'll find a concrete floor, power and lighting, and the wall-mounted Worcester gas boiler, which serves the central heating and hot water systems.

To the rear, the garden is fully enclosed with high panel fencing for privacy. A paved patio area is perfect for outdoor dining, a well-maintained lawn and pathways lead through the garden. Established planting, deep borders, and mature shrubs create a lush, inviting feel, complemented by a useful garden shed for storage.

Location

The house sits on a quiet, friendly cul-de-sac of similar properties with easy access to Ludlow town centre. The historic centre is under a mile away, where you'll find an eclectic mix of independent shops, cafés, restaurants, and cultural attractions. Local day-to-day facilities including a supermarket, primary school, and petrol station are within very close reach.

For commuters, Ludlow railway station is approximately 1km away, linking the town to the Welsh Marches Line. Surrounded by the rolling Shropshire countryside, the location also offers excellent walking and cycling opportunities while retaining excellent connectivity to major towns such as Shrewsbury and Hereford.

Services

We understand mains electricity, mains water, mains drainage and mains gas are connected. Windows and external doors are double glazed, gas-fired heating to radiators with electric underfloor heating to kitchen.

Broadband Speeds

Estimated Broadband Speeds - Basic 11 Mbps | Superfast 68 Mbps | Ultrafast 1800 Mbps

Flood Risk

Rivers and the sea: Very Low.



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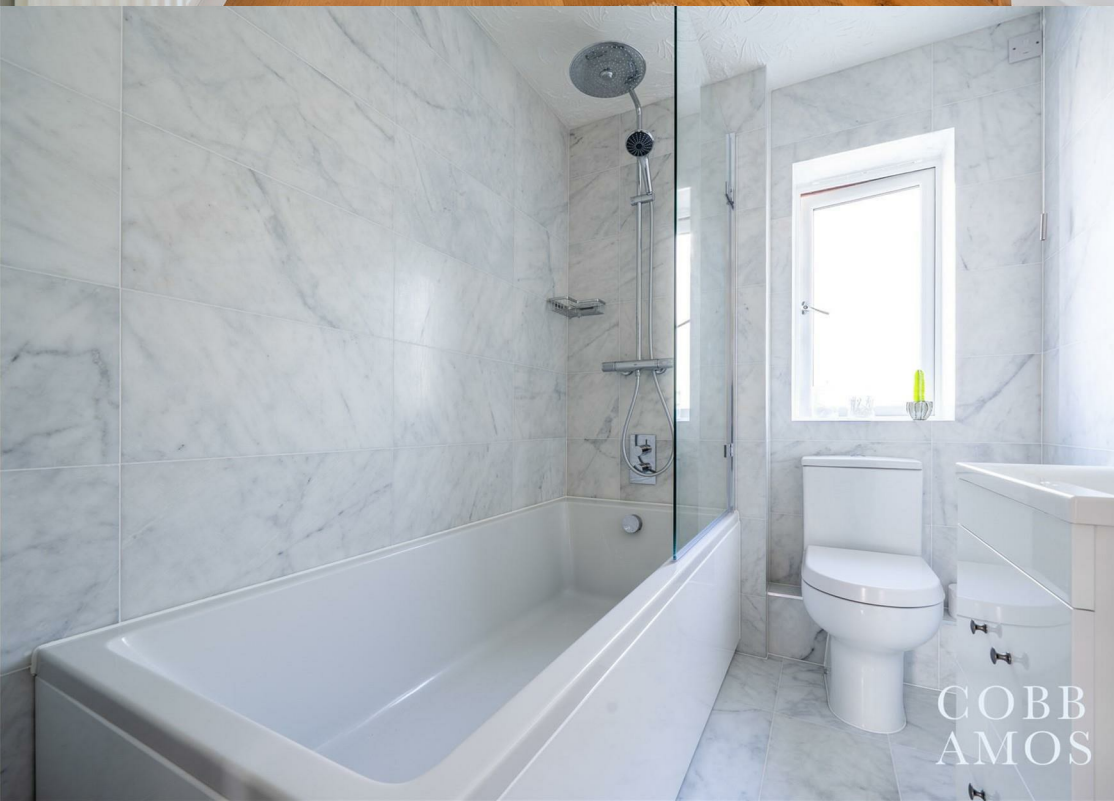
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Local Authority

Shropshire Council
Council Tax: Band D

Tenure

We understand the property is Freehold.

Viewing Arrangements

Viewings arranged by appointment.

Please contact Cobb Amos Ludlow on: -

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Agents Note

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DIRECTIONS

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Total area: approx. 145.7 sq. metres (1568.7 sq. feet)

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.

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