



SAMUEL WOOD

94 Stanton Road, Ludlow, Shropshire, SY8 2PF

Price Guide £375,000



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- Spacious 3 bedroom detached house
- Immaculate interiors
- Good sized garden
- Substantially extended on ground floor
- Excellent parking and large garage
- Internal inspection essential

This much improved, extended and extremely well presented 3 bedroom detached house is located in a popular residential area sitting on the outskirts of the town. There is excellent driveway parking, additional tarmac driveway sitting to the side of the property with large detached garage and good sized gardens. Accommodation benefitting from upvc double glazing and gas fired heating briefly includes: Reception Porch, Reception Hall, Cloakroom, large Living Room, modernised Kitchen opening into Dining Room, small Study, Utility Room, First Floor Landing with 3 Bedrooms and modern Bathroom. EPC Rating - D



Front door with matching side window opens into

Reception Porch

with further window to frontage.

Reception Hallway

with understairs storage cupboard

Cloakroom

with window to rear elevation, tiled floor and a suite in white of wc and wash hand basin with vanity cupboard

Living Room 24'1" x 11'5" (7.35m x 3.50m)

a lovely size with window to frontage and double opening doors out onto rear garden, feature fireplace with exposed brick work and a flame effect gas fire fitted

Large Kitchen 20'1" x 10'1" (6.40m x 3.08m)

dual aspect with windows to front and rear elevations. Nicely fitted with a modern range of matching units with cream-coloured fronts, heat resistant work surfaces and tiled splash backs. Included in the sale is the Hotpoint range cooker with extractor positioned above. There is an integrated dishwasher and fridge, large larder cupboard and 1½ bowl ceramic sink unit, tiled floor and opening through to



Dining Room 11'0" x 8'6" (3.36m x 2.60m)

with tiled floor matching that of the kitchen and window to frontage

Utility Room 8'6" x 5'2" (2.60m x 1.60m)

with window and door to rear elevation, tiled floor matching that of the kitchen, units matching that of the kitchen with heat resistant work surfaces, ceramic sink unit, space and plumbing for washing machine and room for further appliance

Office 8'9" x 4'7" (2.68m x 1.40m)

with window to side, built in desk, access into roof space and housed in here is the wall mounted gas fired boiler which heats domestic hot water and radiators

First Floor Landing

with window overlooking the good sized rear garden

Bedroom 1 13'1" x 12'1" (4.00m x 3.70m)

with window to frontage and across one wall there is an excellent range of fitted wardrobe cupboards, further double doors into storage above the staircase

Bedroom 2 12'2" x 11'3" (3.72m x 3.44m)

with to frontage and across one wall an excellent range of fitted wardrobe cupboards, access to roof space

Bedroom 3 9'0" x 6'6" (2.75m x 2.00m)

with window overlooking rear garden

Bathroom

with window to rear elevation, tiled floor and extensively tiled walls, modern suite in white that includes wash hand basin with vanity cupboard, wc, panelled P-style Jacuzzi bath with shower over. Door into airing cupboard housing the factory insulated hot water cylinder and shelf

Outside:

The property has a predominately bricked frontage providing parking and small area of lawn. The property also owns a strip of land on the opposite side of the road. Gated access then leads into the rear onto a tarmac driveway which provides further parking. Large Detached Garage having light and power fitted and garden shed. A paved seating area at the rear of the house, lawned gardens with gravelled sections, shrubs and plants. In the top corner of the rear garden there is a raised decked and covered seating area ideal for summer dining / barbecues.

Local authority:

Shropshire Council





Council tax band

Band D

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquires please phone Andrew Cadwallader on 07974 015764

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions







Floor Plans



Total floor area 140.9 sq.m. (1,517 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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