



SAMUEL WOOD

Manderley Wheeler Road, Ludlow, Shropshire, SY8 1JD

Asking Price £279,750



This good sized 2 double bedroom detached bungalow sits in a mature residential area with generous gardens to front and rear, driveway parking and large garage. Accommodation benefitting from upvc double glazing and gas fired heating briefly includes: Reception Porch, Reception Hall, Living Room, Dining Room, Kitchen, Utility Room, Inner Hallway with 2 Double Bedrooms and large Bathroom. No onward chain. EPC Rating - D

- Large 2 double bedroom detached bungalow
- Sitting on a good sized plot
- 2 reception rooms
- Garage and driveway parking
- No onward chain

**Front door with matching side panel opens into**

**Reception Porch**

further glazed door with side windows into

**Reception Hallway**

with door into airing cupboard with factory insulated hot water cylinder and shelves. Door into Coat Cupboard with hanging rail and shelf

**Cloakroom**

with window to frontage and a suite in white of wc and wash hand basin

**Living Room 21'6" x 12'1" (6.56m x 3.70m)**

with window to frontage and a suite in white of wc and wash hand basin

**Dining Room 11'1" x 9'2" (3.40m x 2.80m)**

with window to frontage and double opening doors to

**Kitchen 11'5" x 9'2" (3.50m x 2.80m)**

with window overlooking rear garden, fitted with a range of matching units with wood styled fronts, heat resistant work surfaces and tiled splash backs. There is a stainless steel sink unit, gas hob with extractor positioned above, electric double oven adjacent and built-in microwave, integrated dishwasher and space for a fridge

**Utility Room 9'10" x 5'10" (3.00m x 1.78m)**

with door and window to rear garden, range of fitted units, heat resistant work surface, stainless steel sink unit, space and plumbing for washing machine and room for dryer. The Glo-worm space saver gas fired boiler is housed in here which heats domestic hot water and radiators

**Bedroom 1 15'1" x 9'6" (4.60m x 2.90m)**

with window to rear elevation and an excellent range of fitted bedroom furniture to include wardrobes, eye-level cupboards, dressing table and seat under the window.

**Bedroom 2 11'5" x 11'5" (3.50m x 3.50m)**

with window overlooking rear garden, fitted wardrobe cupboards, dressing table and eye level cupboards

**Bathroom 11'5" x 9'11" (3.48m x 3.03m)**

with window to rear, suite in white of panelled bath with shower attachment, wc, pedestal wash hand basin, shower cubicle with shower fitted and tiled splash backs

**Outside:**

The property is approached through double opening gates onto a brick driveway providing parking. The front garden with the property is enclosed by a brick wall with wrought iron railings to front elevation, lawn with shrub borders and off the driveway an electrically operated up and over door leads into a large Garage with window to side, access into the roof space which is boarded down the middle having light and power fitted. Also off the driveway gated access leads down the side of the property into the rear garden which is of a generous size and has a large paved seating area running right across the rear of the property. There are low walls with seating areas and shrubs, level lawn garden interspersed with trees and shrubs, 3 garden sheds and a summerhouse of which 1 shed and the summerhouse have power fitted, high board fencing to side and rear elevations aiding privacy.

**Services:**

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, telephone to BT regulations. Windows are upvc double glazed

**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](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

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## Floor Plans



### Floor Plan

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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