



SAMUEL WOOD

10 Carter Way Rocks Green, Ludlow, Shropshire, SY8 2EX

Asking Price £435,000



# 10 Carter Way Rocks Green

Ludlow, Shropshire, SY8 2EX



- 4 bedroom detached executive home
- Generous size plot with parking for up to 6 cars
- First occupied in March 2023
- Internal inspection essential
- Edge of town location
- Garage and level gardens
- Newly installed woodburner and oak floor in lounge and hallway

This attractive detached executive house sitting on the outskirts of the town and first occupied in March 2023 needs to be viewed to be fully appreciated with accommodation benefitting from upvc double glazing and gas fired heating to include: Entrance Hall, Cloakroom, large Living Room with oak floor and wood burner, spacious Kitchen / Dining Room, Utility Room, First Floor Landing with 4 good sized Bedrooms, En-Suite Shower Room and House Bathroom. Outside the property has an excellent and good sized end of cul de sac plot enjoying parking for up to 6 cars, Garage, level and good sized garden. EPC Rating - B



10 Carter Way sits right on the eastern outskirts of Ludlow town with easy access into rural countryside yet only 1 mile into the historic town centre which is renowned for its architecture, culture and festivals

**Attractive oak porch**  
with front door opening to

**Reception Hall**  
with engineered oak floor

**Cloakroom**  
with tiled floor, complimentary wall tiling and a suite in white of wc and wash hand basin

**Living Room 22'6" x 11'6" (6.86m x 3.52m)**  
having dual aspect with window to frontage, double doors with full length picture windows to either side out on the rear garden and engineered oak floor matching that of the entrance hall. There is a feature fireplace with exposed brickwork, oak beam over and a Clearview stove fitted

**Kitchen / Dining Room 22'6" x 9'7" (6.86m x 2.94m)**  
also having dual aspect with window to frontage and double doors to rear. Attractive tiled flooring, the dining area having ample room for table and chairs whilst the kitchen is nicely fitted with a modern range of matching units, heat resistant work surfaces, matching splash backs, stainless steel sink unit, Zanussi 5-ring hob with extractor positioned above and opposite is an electric double oven. There is also an integrated fridge, freezer and dishwasher





### Utility Room 8'11" x 6'1" (2.72m x 1.86m)

with door to rear elevation, tiled floor and units matching the kitchen, stainless steel sink unit, planned space and plumbing for washing machine and housed in here is the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators and is hidden behind a unit

### First Floor Galleried Landing

with window to front elevation, access to roof space and door into an airing cupboard housing the pressurised hot water cylinder and shelf

### Bedroom 1 11'3" x 9'11" (3.44m x 3.04m)

with window overlooking the rear garden, excellent fitted wardrobe cupboard with sliding doors, hanging rail and shelf

### En-Suite Shower Room 7'9" x 5'7" (2.37m x 1.72m)

with tiled floor, attractive tiled walls and a suite in white to include wc, pedestal wash hand basin and good sized shower cubicle with shower fitted

### Bedroom 2 12'5" x 9'10" (3.80m x 3.02m)

with window to frontage

### Bedroom 3 9'10" x 9'10" (3.02m x 3.00m)

with window overlooking rear garden

### Bedroom 4 11'3" x 6'6" (3.45m x 2.00m)

with window to frontage

### House Bathroom 6'9" x 5'8" (2.07m x 1.75m)

with window to rear, tiled floor, attractive wall tiling and a suite in white of wc, pedestal wash hand basin and panelled bath with shower screen and shower attachment

### Outside:

The property is tucked away on this new development sitting on the eastern outskirts of the town and is approached onto a driveway which provides parking for up to 6 vehicles. The garden at the frontage is laid to lawn and there is a hedge sitting at the side. Off the driveway there is a detached garage having up and over door, light and power fitted and personal door back into the rear garden. That rear garden is an important feature of this home being enclosed by high board fencing to side and rear elevations aiding privacy, is a flat garden with paved seating area off the double doors in the lounge and a circular patio feature in the bottom corner of the garden which in the main is laid to lawn with shrubs and plants and is a good size for family and retirement living.

### Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are upvc double glazed. Flood risk – Very low.  
A management company will be set up to deal with communal areas

### Tenure:

The property is freehold





#### Local Authority:

Shropshire Council

#### 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 enquiries please phone Andrew Cadwallader on 07974 015764

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#### Directions

From Ludlow proceed east on the A4117, heading straight over the Rocks Green Roundabout. After passing Sainsburys supermarket on your left, take the first turn on your right hand side into Knights Way, follow this road turning left into Carters Way and then bearing left No. 10 is the last property in the cul de sac







## Floor Plans



Total floor area 116.9 sq.m. (1,258 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

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)

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