



SAMUEL WOOD

4 St. Margaret Road, Ludlow, Shropshire, SY8 1XN

Asking Price £365,000



 4  2  3  C

This four bedroom detached executive home with improved internal accommodation to include modern kitchen and bathrooms sits in a mature residential area in this popular market town. The property enjoys double width driveway parking, single garage and an enclosed rear garden. Accommodation benefiting from gas fired heating and UPVC double glazing includes entrance porch, entrance hall, cloakroom, living room, study, garden room, open plan kitchen / dining room, first floor landing serving four good sized bedrooms, upgraded bathroom and en-suite shower. EPC Rating C.

- Four bedroom detached executive home
- Much improved internal accommodation
- Popular location on edge of town
- Wonderful Kitchen open plan to Dining Room
- Garden room to rear
- Both En-Suite and Bathroom upgraded
- Driveway parking and Garage
- Enclosed rear garden

Entrance porch opens into Entrance Hall with Cloakroom having modern suite. Sitting Room having bay window to frontage. Study with sliding doors into a modern Garden Room having windows and double doors out onto the rear garden.

Magnificent Kitchen / Dining Room delightfully fitted with a modern range of matching units with white gloss fronts, central island and a range of fitted appliances. This in turn opens into a good size Dining area with window to frontage, small Utility section with sink. The gas boiler is also housed in here heating the domestic hot water and radiators

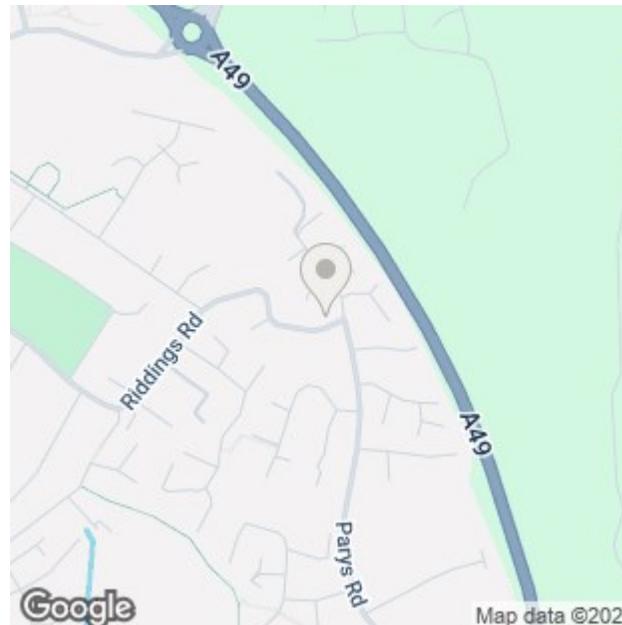
First floor Landing having a large Airing cupboard and providing access to 4 large Bedrooms (three of which have fitted wardrobes.) Modernised En-Suite Shower Room and modernised House Bathroom

Outside

The property is approached onto a double width driveway providing parking. The front garden is gravelled for low maintenance with a low hedge to the front elevation.

The rear garden is enclosed by boarded fencing to both side and rear elevations aiding privacy with gated access back to the front elevation. There is a large paved seating area at the back of the house and steps then lead up onto a lawned garden with borders and a small garden shed.

The property also has a single Garage having up and over door and personal door back into rear garden



Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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