



SAMUEL WOOD

60 Dahn Drive, Ludlow, Shropshire, SY8 1XZ

Offers Over £300,000



60 Dahn Drive

Ludlow, Shropshire, SY8 1XZ



- 3 bedroom detached house
- Popular residential area
- Upgraded kitchen, cloakroom, bathroom and en-suite
- Garage and parking
- Much improved and well presented interiors
- Delightful hardwood Atrium conservatory
- Gas heating, upvc double glazing and solar panels
- Landscaped rear garden

This much improved and extremely well presented 3 bedroom detached house sits in a corner cul de sac on this modern and popular development of Dahn Drive. Accommodation benefitting from gas fired heating, upvc double glazing and solar panels has been well looked after by the current vendors and includes: Enclosed Porch, Entrance Hall, upgraded Cloakroom, Living Room, Dining Room, upgraded Kitchen, delightful hardwood Atrium Conservatory, First Floor Landing with 3 Bedrooms, upgraded En-Suite and upgraded House Bathroom. Outside the property enjoys the benefit of a single garage being one of a block, a parking space and a delightful 2 tiered rear garden, landscaped with low maintenance in mind. EPC rating B.



Sliding door opens into

Entrance Porch

with tiled floor, upper glazed door to

Entrance Hall

with understairs storage cupboard housing the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators

Upgraded Cloakroom

with window to front porch, tiled floor and matching part wall tiles, suite in white to include wash hand basin with vanity cupboard and wc with its cistern inset to work surface

Living Room

with window to front elevation and a feature fireplace with attractive surround and gas fire fitted, opening through to

Dining Room

with ample room for table and chairs and sliding doors into

Attractive Atrium Conservatory

being of hardwood construction with double glazed windows roof and roof opening window. Oak effect flooring with underfloor heating and a flame effect gas fired fitted together with fitted blinds



Kitchen

with door and window out into conservatory, re-fitted with a contemporary range of modern units with cream gloss fronts, wood effect work surfaces, single drainer single bowl stainless steel sink unit, Neff induction hob with extractor positioned above, Neff double oven with microwave, integrated washing machine and fridge freezer

First Floor Landing

with a light tube, access to roof space and door into shelved cupboard

Bedroom 1

with window to front elevation, excellent range of fitted wardrobe cupboards

En-Suite Shower Room

recently upgraded with a modern suite in white of wc with its cistern inset to work surface, wash hand basin with vanity cupboard, further cupboards, full width shower cubicle with shower fitted, attractive splashbacks and floor, window to side elevation

Bedroom 2

with window overlooking the rear garden and a roof top view towards Clee Hill and a free standing wardrobes which are included in the sale

Bedroom 3

with window to frontage, deep cupboard with hanging rail and shelf. The current owners use this as a study and will include in the sale an excellent range of built in storage units and a desk

House Bathroom

re-fitted with a modern suite in white of wash hand basin with vanity cupboard, further cupboards, wc with its cistern inset to work surface, panelled bath with shower screen and shower over, tiled floor and window to rear elevation

Outside:

The property sits in the corner of a small cul de sac off the larger Dahn Drive development and is accessed onto a parking space that sits in front of the garage which has double opening doors, light and power fitted. The property enjoys a small open plan front garden, gravelled for ease of maintenance with some attractive plants and shrubs. The rear garden with the property is enclosed by high board fencing to side elevations, has been landscaped with low maintenance in mind with paved seating area, gravelled borders and some raised flowering borders with shrubs and plants. There is gated access back to the frontage along one side and two small garden storage sheds to the other. Off this section of garden there is then a fence and a doorway leading to steps down to the bottom tier of garden, which is a mass of colour with a selection of mature shrubs and trees and a small seating area with arbour which is included in the sale



Services:

Services: Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are upvc double glazed with the exception of the conservatory which is double glazed but is a hardwood Atrium conservatory. The property also has the benefit of solar panels on the roof which are owned by the property and provide a useful income (TBC). Flood Risk: No risk. Broadband speeds: 15 – 77 Mbps.

Local Authority:

Shropshire, tax band - C

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 enquiries 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



Ground Floor

Floor area 57.6 sq.m. (620 sq.ft.)

First Floor

Floor area 39.9 sq.m. (429 sq.ft.)

TOTAL: 97.5 sq.m. (1,050 sq.ft.)

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

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