



SAMUEL WOOD

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

Asking Price £375,000



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

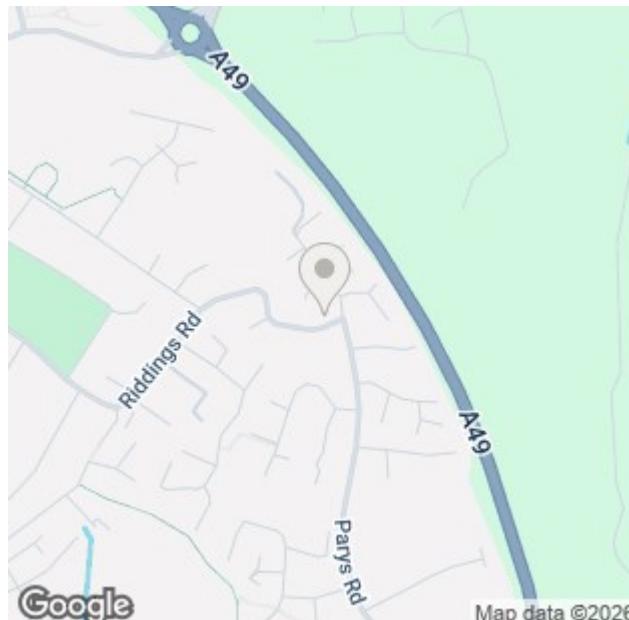
First floor Landing having a large Airing cupboard and providing access to 4 large Bedrooms (three of which have fitted wardrobes.) Modernised En-Suite Shower Room and modernised House Bathroom

#### 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



**Total floor area: 151.4 sq.m. (1,629 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](http://www.Propertybox.io)

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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