



SAMUEL WOOD

10 Stanton Close, Ludlow, Shropshire, SY8 2LP

Asking Price £335,000



10 Stanton Close

Ludlow, Shropshire, SY8 2LP



- 4 bedroom detached bungalow
- Rooms of spacious proportions
- Mature gardens
- Popular and small cul de sac
- Driveway parking and garage
- 2 reception rooms, 2 double bedrooms on ground floor and 2 double bedrooms on the first floor

This 4 bedroom detached bungalow sits in a small and select cul de sac, enjoying driveway parking, integral garage and mature gardens. Accommodation benefitting from gas fired heating and upvc double glazing includes: Large Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Utility Room, 2 ground floor Double Bedrooms and Shower Room, whilst on the First Floor there is a Landing with Cloakroom and 2 further Double Bedrooms.



Double doors open into

Small Porch

with glazed door opening into

Large Entrance Hallway

with useful coat cupboard and sliding doors into linen cupboard with shelving

Living Room 22'0" x 11'7" (6.72m x 3.55m)

with large window to front elevation and deep sill, feature chimney breast with oak fire surround (currently non functional)

Dining Room 11'9" x 9'10" (3.60m x 3.00m)

with double doors out onto the rear garden

Kitchen / Breakfast Room 14'7" x 9'10" (4.47m x 3.00m)

with window to rear garden, ample room for table and chairs and is fitted with a range of cupboards that include base cupboards, wall cupboards and drawers, heat resistant worksurfaces, stainless steel sink unit, electric hob with extractor positioned above and electric double oven adjacent, planned space for fridge freezer, plumbing for a dishwasher and also housed in here is the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators





Utility Room 9'2" x 8'6" (2.80m x 2.60m)

with 2 windows, 1 to rear and 1 to rear side, door also to rear garden, heat resistant work surface, stainless steel sink unit, planned space for washing machine and dryer

Bedroom 1 14'9" x 10'9" (4.50m x 3.28m)

with window to frontage and former wardrobe cupboard which has had the doors removed.

Bedroom 2 10'9" x 9'11" (3.28m x 3.03m)

with window overlooking rear garden

Shower Room 8'0" x 5'2" (2.44m x 1.58m)

having window to side and a modern suite in white of wc, wash hand basin with vanity cupboard and corner shower with shower fitted

First floor Landing

Bedroom 3 14'8" x 13'9" (4.48m x 4.20m)

with window to side and a lovely view across the rooftops towards Clee Hill, further double glazed roof window to frontage

Cloakroom

having a suite in white of wc and wash hand basin with vanity cupboard

Bedroom 4 12'5" x 11'8" (3.80m x 3.56m)

with roof window to rear elevation and 2 half doors into useful eaves storage

Outside:

The property is approached onto a tarmacadam driveway which provides parking. The front garden is mature with lawned garden with borders of shrubs and plants. Also off the driveway an up and over door leads into the property's garage with personal door back into the utility room. The rear garden which is enclosed by boarded fencing to side and rear elevations aiding privacy. This garden has been sensibly landscaped by our current vendor to include right across the rear of the home a large paved seating area, gentle steps then lead up passed a lawned garden to a substantial greenhouse and 3 further steps to the top section of garden which also has paved areas and some sleeper edged borders with mature plants and shrubs

Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are upvc double glazed. Flood risk – no risk. Broadband speeds 14 to 45 Mbps.

Local Authority:

Shropshire, council tax 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 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 111.7 m² (1,202 sq.ft.)



First Floor
Floor area 37.1 m² (400 sq.ft.)

TOTAL: 148.8 m² (1,602 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

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW
Tel: 01584 875207 | ludlow@samuelwood.co.uk