



SAMUEL WOOD

Tree Tops Livesey Road, Ludlow, Shropshire, SY8 1EX

Best Offers Over £550,000



Tree Tops Livesey Road

Ludlow, Shropshire, SY8 1EX



- Spacious detached 3 bedroom house
- Immaculate gardens and ground
- Full renovation carried out by current vendors approximately 7 years ago
- Viewing advised

This well presented 3 bedroom detached house sits within a short walk into Ludlow's historic town centre yet enjoys excellent driveway parking and an integral garage. There is also a delightful and mature garden whilst accommodation improved by the current vendors in 20/03/2014 is beautifully presented and benefitting from double glazing and gas fired heating briefly includes: Reception Hall, Living Room, Garden Room, Dining Room, Kitchen /Breakfast Room, 2 Cloakrooms, Rear Hallway and Utility Room whilst on the First Floor there is a principal Bedroom Suite that enjoys a balcony and large En-suite Bathroom, 2 further good sized Bedrooms and a House Bathroom. No onward chain. EPC D



Livesey Road in one of Ludlow's most popular streets and within a short walk of Ludlow's historic town centre where an excellent range of facilities and a mainline railway station can be found. Accommodation at this delightful home needs to be viewed to be fully appreciated.

Canopied Porch with front door and matching side window opening into

Reception Hallway

With attractive parquet flooring, door into under stairs storage and further door into

Cloakroom

With window to rear elevation, tiled floor and a suite white of wc and wash hand basin

Living Room 14'1" x 12'6" (4.30m x 3.83m)

With window to frontage, extensive ceiling down lighters, feature fireplace with flame effect gas fire. Double opening doors with side windows opening into

Garden Room

With double glazed roof, opening roof window, windows and double opening doors overlooking the attractive garden, tiled flooring with electric underfloor heating and part ceiling down lighters

Dining Room 12'11" x 12'11" (3.96m x 3.94m)

With 2 windows to frontage



Kitchen / Breakfast Room 16'4" x 10'6" (5.00m x 3.22m)

With window overlooking rear garden, tiled floor, attractive range of matching units with white fronts, wood block work surfaces and a deep glazed ceramic sink unit, Rangemaster cooker with 5 ring gas hob, warming plate and electric ovens, integrated appliances include dishwasher, fridge freezer and microwave. There is ample room for a table and chairs and a door into good sized pantry cupboard with window to frontage and shelving

Rear Hallway

With door and window to rear garden, extensive ceiling down lighters and tiled floor matching that of the kitchen

Cloakroom 2

With window to rear, tiled floor and suite in white of wc and wash hand basin

Utility Room 8'10" x 4'5" (2.70m x 1.35m)

With window to rear elevation, tiled floor, heat resistant work surface, wall cupboards, drawers, space for washing machine and room for a dryer

First Floor Landing

With windows to front and rear elevation, ceiling down lighters, double opening doors into the boiler cupboard housing the Worcester wall mounted boiler which heats domestic hot water and radiators and useful shelving

Bedroom 1 26'1" x 9'0" (7.96m x 2.75m)

Has dual aspect with window to front, window overlooking garden and glazed door opening out onto a good sized balcony with wrought iron railings. The room also has a large range of fitted wardrobes with white fronts and mirrored door providing excellent storage

En-Suite Bathroom 10'7" x 8'11" (3.23m x 2.72m)

With window overlooking the rear garden, tiled floor, extensively tiled walls, wonderful white suite with an excellent range of storage and includes a wash hand basin, bidet, wc, free standing scroll edged bath with telephone style shower attachment and a large walk-in shower cubicle with multi-head shower.

Bedroom 2 14'0" x 12'5" (4.28m x 3.80m)

With windows to front and rear elevations, fitted wardrobe with mirrored doors and access to roof space

Bedroom 3 13'1" x 9'10" (4.00m x 3.00m)

With window to frontage

House Bathroom 8'0" x 7'1" (2.44m x 2.18m)

With window to rear elevation, tiled floor and a modern suite in white of panelled bath, shower over and shower screen, wc and a wash hand basin sat on a vanity unit

Outside

The property is approached onto a bricked driveway which provides parking for several cars. The front boundary is denoted by a mature hedge, well established shrub borders, area of level lawn and a delightful large magnolia tree. Also off the driveway double opening doors open to the Garage having light and power fitted inspection pit, personal door back into the rear hallway and glazed window to side. Gated access on either side of the property opens into the rear garden, paved seating area at the back of the house which continues across the rear of the property with steps leading up to a second paved seating area and a level lawn. The garden is mature with an array of shrubs and plants and a large magnolia tree, boarded fencing to both side elevations and a hedge at the rear aiding privacy together with a garden shed.



Services

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, double glazed windows are hardwood Atrium double glazed and were replaced in 2014, the garden room was erected at the same time, and work carried out by Atrium, telephone to BT regulations.

Local Authority

Shropshire Council

To View This Property

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 enquires please phone Andrew Cadwallader on 07974 015764

Referrals

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Directions



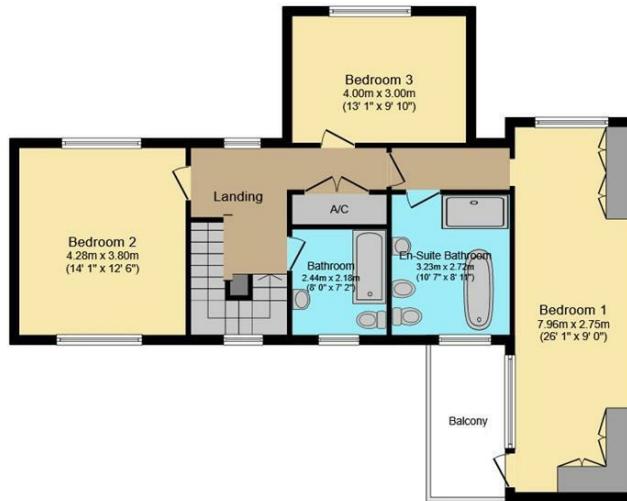




Floor Plans



Ground Floor



First Floor

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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