



SAMUEL WOOD

75 Stanton Road, Ludlow, Shropshire, SY8 2PF

Asking Price £335,000



This modern detached 4 bedroom house sits in a popular residential area on the outskirts of the town enjoying open plan front garden, enclosed rear garden, gravelled driveway parking and integral garage. Accommodation benefitting from upvc double glazing and gas fired heating includes: Entrance hall, Living Room, Kitchen / Dining Room, Utility Room, Cloakroom, First Floor Landing with 4 Bedrooms and 3 Bathrooms. Viewing recommend and No onward Chain. EPC – C

- 4 Bedroom detached house
- Edge of town location
- 3 upstairs Bathrooms
- Driveway parking, Garage
- Garden front and rear
- No onward chain

Canopied Porch

Underneath which is the upper glazed door opening into

Reception Hall

Living Room

Having window to frontage and a feature fireplace with attractive surround and electric fire fitted. Useful understairs storage cupboard.

Kitchen / Dining Room

Has double doors to rear garden and further window to rear garden. Dining area has ample room for table and chairs whilst the kitchen is nicely fitted with a range of units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks, 1 ½ bowl sink unit, electric hob with extractor positioned above, electric oven below, integrated fridge and attractive tiled flooring.

Utility Room

Having tiled floor matching that of the kitchen, door and window to rear elevation, base cupboard with heat resistant work surface, space and plumbing for washing machine below. The Baxi wall mounted gas fired boiler is housed in here and heats domestic hot water and radiators.

Cloakroom

Having window to side and a suite in white of wc and wash hand basin, matching tiled floor of that of the kitchen and utility.

First Floor Landing

Having access to roofspace, linen cupboard with hanging rail, shelf and radiator. Further shelved cupboard.

Bedroom 1

Having window to frontage, double doors into wardrobe cupboard with hanging rail and shelf.

En-suite Shower Room

Having window to side, suite in white of pedestal wash hand basin, panelled bath and large shower cubicle with shower fitted.

Bedroom 2

Having window overlooking rear garden

Bedroom 3

Having window to frontage

Bedroom 4

Has window to frontage and fitted wardrobe cupboard with hanging rail.

House Bathroom

Having window to rear, suite in white of wc, pedestal wash hand basin and panelled bath.

House Shower Room

Having window to rear, suite in white of wash hand basin, wc and shower cubicle with shower fitted and tiled splashbacks.

Outside

The property is approached onto a gravelled driveway, front garden is open plan and laid to lawn. Off the driveway an up and over door opens into the integral garage with light and power fitted and personal door back into the utility room. The rear garden with the property is enclosed with high board fencing to both side and rear elevations aiding privacy, there is a paved seating area off the double doors from the dining room, gravelled pathway with the remainder of the garden laid to lawn.

Services

Mains electricity, mains water, mains drainage, mains gas, gas fired heating to radiators, windows are upvc double glazed, Broadband speeds Basic – 15 Mbps, Superfast – 78 Mbps, Flood Risk – Very Low.

Local Authority

Shropshire Council

Council Tax Band - C

Tenure

The property is freehold

Viewings

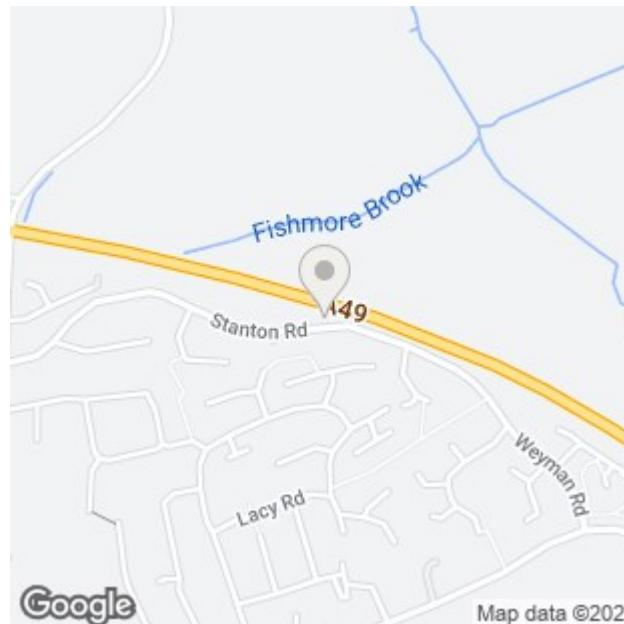
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

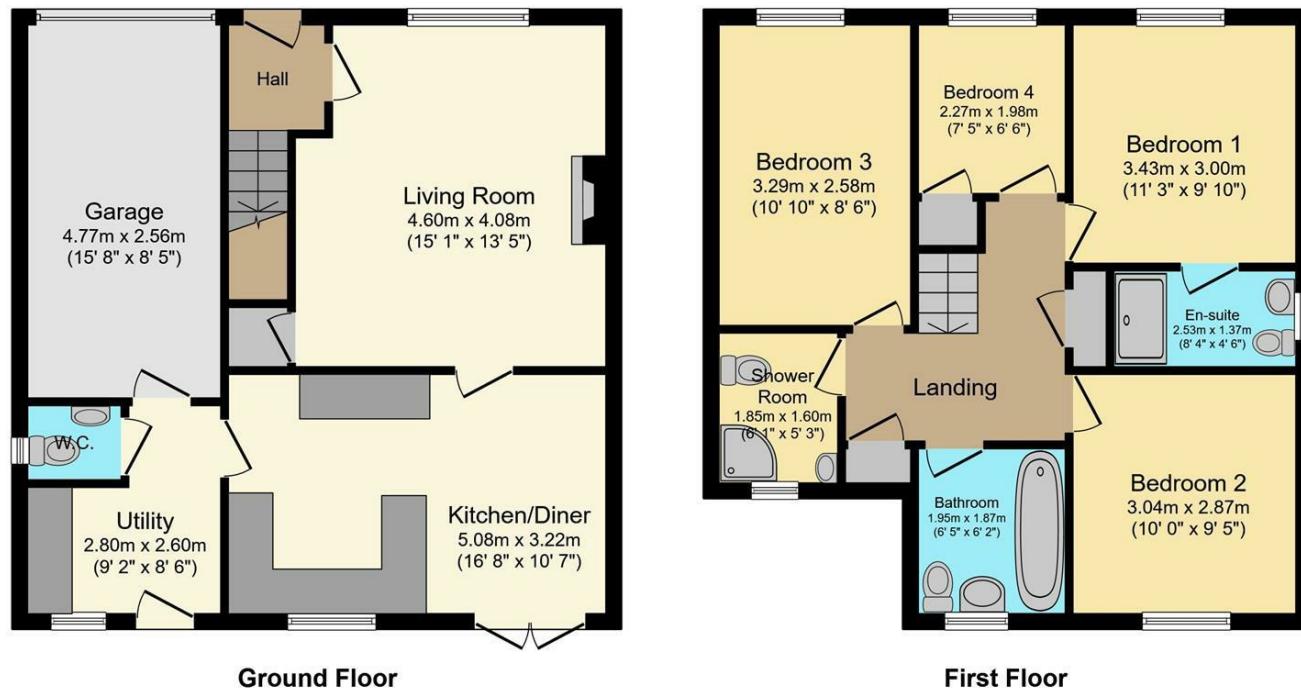
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

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Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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