



SAMUEL WOOD



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Hazeldene, 1 Seabridge Meadow, Bucknell, Shropshire, SY7 0AP

Offers In The Region Of £300,000



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- Detached Bungalow
- Three Bedrooms
- Sought After Village Location
- Countryside Views
- Open Plan Lounge / Diner
- Garage & Off Road Parking
- Garden
- NO ONWARD CHAIN

RECENTLY REDUCED Samuel Wood are delighted to offer to market, Hazeldene. Situated within the picturesque village of Bucknell, a truly tranquil location, set within the Shropshire Hills Area of Outstanding Natural Beauty with views over surrounding countryside. This well presented, extended 3 bedroom bungalow offering a good size front garden with garage and driveway parking for several vehicles, matured gardens that stretch down to the river and the village of Bucknell nearby.

Boasting an impressive number of local amenities, the village has two public houses, a post office, a butcher, a petrol forecourt and shop, a general store, a primary school and a railway station that sits on the Heart of Wales line. The historic market town of Ludlow is 10 miles distance and Knighton 5.5 miles away, both offering a wider range of services.

Viewing is highly recommended by appointment with Samuel Wood, Craven Arms. EPC Rating 'D'.



Entrance

Access to the property is via a gravel driveway to the front door, you are welcomed by a spacious entrance hall with oak flooring, decorative ceiling coving and centre ceiling light. From the hall you have access to all the main rooms, double glass panelled doors lead into

Dining Room 12'7" x 11'8" (3.85 x 3.58)

An open plan room with feature exposed brick fireplace inset with a log burning stove on quarry tile hearth with oak mantle, with decorative ceiling coving, fitted carpet and window to side elevation. An opening leads to

Lounge 23'0" x 12'7" (7.02 x 3.86)

A splendid light and spacious lounge with triple aspect windows, a feature fireplace with wooden surround and marble hearth, ceiling coving, two centre ceiling lights and a leaded light glass serving hatch into the kitchen.

Kitchen 10'3" x 7'4" (3.14 x 2.26)

A fully fitted kitchen with traditional wooden fronted base units, wall units, drawers, corner shelves, heat resistant work surfaces inset with 1.5 bowl stainless steel sink unit and Hotpoint induction hob, built-in Belling double oven, space and plumbing for washing machine, planned space for fridge freezer and window with door to rear enclosed garden.



Main Bedroom 16'10" x 11'10" (5.15 x 3.63)

The main bedroom has a dressing area and en-suite W.C. with wash hand basin, having built-in wardrobes and dressing table with ceiling coving, centre ceiling light, fitted carpet and window to rear.

Bedroom 2 11'2" x 8'0" (3.41 x 2.44)

Having a walk in dressing room with built in wardrobes, ceiling coving, centre ceiling light and window overlooking garden.

Bedroom 3 7'5" x 5'10" (2.27 x 1.78)

Currently used as a sewing room, with wall cupboards, ceiling coving, centre ceiling light and window overlooking the garden. This room could be re-purposed as an office or study.

Shower Room 7'5" x 5'8" (2.28 x 1.74)

The bathroom has a traditional style suite in white comprising of a shower cubicle with Triton T80 electric shower fitted, a pedestal wash hand basic with tiled walls, fitted carpet and opaque window to garden.

Garage 17'4" x 9'9" (5.29 x 2.98)

The single garage has power and lighting with a boiler room to the rear housing the Worcester boiler, with service door to rear garden, up-and-over door to front and a gravel driveway with parking space for several vehicles.

Garden and Grounds

Hazeldene is a beautiful well-appointed bungalow with matured gardens which surround the bungalow. The bungalow offers a peaceful location with a secluded enclosed area providing space for table and chairs. A private drive provides access to just 3 properties in the cul-de-sac, the garden extends to the river providing further garden space or a tranquil area to enjoy the scenery.

Services connected to the property

We understand that mains electricity, mains water and mains drainage are connected. Oil-fired central heating, the oil tank for the domestic heating is located outside to the rear of the property. Telephone and Broadband to BT regulations, estimated broadband speeds are standard 16Mbps, superfast 52Mbps. Windows are uPVC double glazed.

Tenure

We understand the tenure is Freehold.

Local Authority

Shropshire Council. The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 6789000

Council Tax

Band: D





Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.

Referral Fees

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.

Viewings

Contact the Craven Arms Office on Tel: 01588 672728
Email: cravenarms@samuelwood.co.uk

Out of Hours Enquiries

Please phone Andy Price on: 07942 186235
Email: andy@samuelwood.co.uk



Directions

From the Samuel Wood branch in Craven Arms, head out of the town on the Clun Road (B4368) and join the B4367 at Long Meadow End towards Bucknell. Stay on the B4367 passing through Broome, Clungunford, Hopton Heath and Bedstone before reaching the village of Bucknell. After you pass the signs for Bucknell with 30mph signs either side, take the second right and continue across Dog Kennel Lane for approximately 500m until you reach a junction for Chapel Lawn Road. Turn right and stay on Chapel Lawn Road for approximately 1/2 mile, Seabridge Meadow will be on the right hand side with Hazeldene identified by the agents board.







Floor Plans



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.