



11 Keyse Close

Ludlow, Shropshire, SY8 1UL

This immaculately presented and spacious, 3 Bedroom detached house is located on a desirable and select cul-de-sac on the eastern side of Ludlow Town. Accommodation at the property benefits from gas fired heating and upvc double glazing where listed and briefly includes; Reception Hall, Cloakroom, Living Room, Dining Room, Kitchen, First Floor Landing, 3 Bedrooms, En-suite to Master Bedroom and House Bathroom. Outside the property sits on a corner plot with well-presented gardens, garage and parking. EPC D

Guide Price: **£250,000**

Desirably located on a small and select cul-de-sac on the eastern outskirts of Ludlow town. The town being renowned for its award winning restaurants, culture and festivals whilst being serviced with a good range of shopping, educational and recreational facilities, the whole is more fully described as follows.

Covered porch underneath which is a double glazed front door opening into

Reception Hall With coving and bamboo floor.

Cloakroom Having upvc double glazed window to frontage, a suite in cream of w.c and wash hand basin.

Living Room Having dual aspect with upvc double glazed windows to both front and Rear elevations, upvc double glazed door opening onto the garden, coving and a feature fire place with wooden surround, marble inset and flame effect gas fire fitted.

Dining Room Having double doors opening in from the Reception Hallway and two upvc double glazed windows to frontage, bamboo flooring and coving.

Kitchen Having upvc double glazed door and window to rear garden, a range of matching units with wood styled fronts to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs. There is a single bowl, single drainer stainless steel sink unit, four ring gas hob with electric oven below and extractor positioned above. The kitchen has planned space and plumbing for dishwasher, washing machine and room for fridge whilst the wall mounted gas fired boiler is housed here and heats domestic hot water and radiators. Door into useful under stairs storage cupboard with coat hooks.



First Floor Landing Having upvc double glazed window overlooking rear garden, access to roof space and door into the airing cupboard housing the factory insulated hot water cylinder and shelves.

Bedroom 1 Having dual aspect with upvc double glazed windows to both front and rear elevations and to the rear a roof top view towards Cleve Hill can be enjoyed. There are double opening doors into wardrobe cupboard with hanging rail and shelf.



En-suite Shower Room Having upvc double glazed window to frontage and a suite in champagne of w.c with its cistern inset to work surface, wash hand basin inset to work surface with vanity cupboard below and shower cubical with Myra shower fitted.

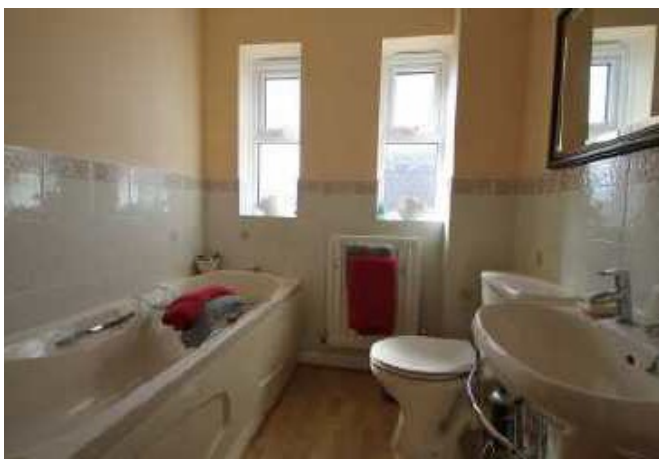


Bedroom 2 Having upvc double glazed window to frontage.



Bedroom 3 Having upvc double glazed window to rear.

House Bathroom Having two upvc double glazed windows to frontage with obscure glazed glass and a suite in cream of w.c pedestal wash hand basin and panelled bath.



Outside: The property enjoys a corner plot on this popular residential development with slabbed pathway leading to the front door. The front garden of the property is open plan and laid to lawn with box hedging, well established and mature borders with shrubs and plants. The rear garden with the property is enclosed by boarded fencing and mature hedging whilst directly nearest the house is a paved terrace. Slabbed pathway then leads to the bottom of the garden where there is a archway with climbing plants and shrubs. The garden in the main is laid to lawn with large and well established borders with trees and shrubs and garden shed. Gated access then leads out onto the properties driveway which provides parking and off here an up and over door leads into the Garage (2.70m x 5.50m) having concrete floor, light and power fitted and personal door back into the garden.



Services: Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators and telephone to B. T. Regulations.

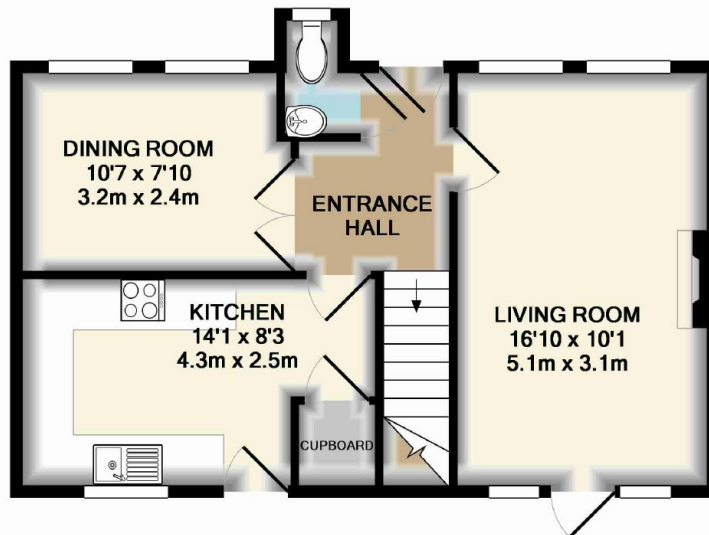
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND
Tel: 0345 678 9000



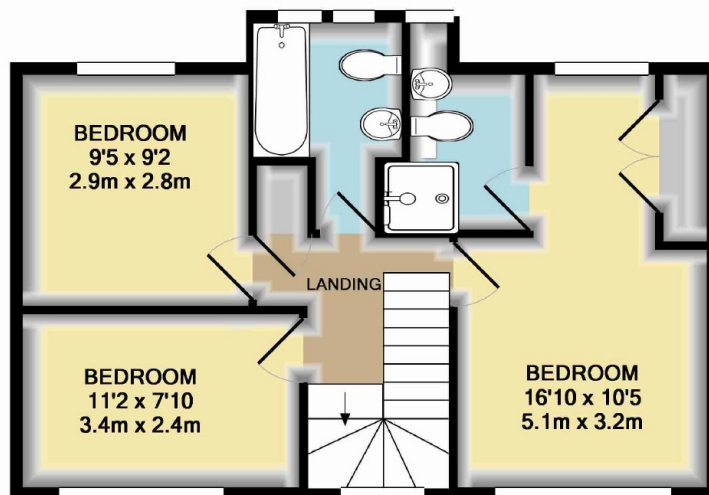
To View The Property: Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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



GROUND FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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