



SAMUEL WOOD



Lydstep, Sandpits Road

Ludlow, Shropshire, SY8 1HG

This immaculate and extended 3 Bedroom Semi-Detached home enjoys a non-estate location and just a short walk into of Ludlow's historic town centre whilst enjoying a good sized garden, extensive parking and Garage. Accommodation benefitting from upvc double glazing and gas fired heating is beautifully presented and briefly includes: Reception Hall, Cloakroom, Living Room with wood burner, open plan into large Kitchen / Dining Room, Snug, First Floor Landing with 3 good sized Bedrooms and modern Bathroom. EPC D

Guide Price: **£339,950**

t: 01584 875207

e: ludlow@samuelwood.co.uk



Lydstep sits along Sandpits Road in a non-estate position and just a short flat walk into Ludlow's historic town centre which is renowned for its architecture, culture and festivals and a good range of shopping, recreation and educational facilities. Accommodation of this delightful home is fully described as follows:

Recessed Porch with quarry tiled floor and upvc double glazed door opens

Reception Hallway With oak flooring



Cloakroom With window to front side, oak floor and a suite in white of wc and wash hand basin

Sitting Room With oak floor, feature fireplace with Villager wood burning stove sat on a flag stone hearth with an oak mantle over, coving and large opening through into

Open Plan Kitchen / Dining Room Enjoying scores of natural light with 2 large double glazed roof windows, double opening doors onto a decked seating area and further window overlooking garden. The dining area has ample room for large table and chairs, open plan through to a

Good sized kitchen Attractively fitted with a modern range of matching units with a light stone finish, heat resistant work surfaces, ceramic sink unit, there is an integrated dishwasher and wine chiller. There is planned space for a range cooker with extractor positioned above, room for American style fridge freezer, space and plumbing for washing machine. Integrated into the units is the Worcester wall mounted gas fired combination boiler which heats domestic hot water and radiators where listed, extensive ceiling down lighters, door to front side elevation and attractive tiled flooring



Snug With window to frontage, oak flooring and double doors into a useful storage cupboard with coat hooks and shelf



First Floor Landing With window to frontage, access to roof space with drop down ladder and door into large storage cupboard

Bedroom 1 With large window overlooking the rear garden and from here a lovely view across the roof tops to Ludlow town centre, St Lawrence's Church and surrounding hills can be enjoyed. Across one wall there is an excellent range of fitted wardrobe cupboards with sliding doors



Bedroom 2 With window to frontage and double opening doors into wardrobe cupboard



Bedroom 3 With 2 windows, 1 to rear and 1 to rear side, the window to the rear having this fantastic view across the garden to the surrounding hills

Luxurious Bathroom With modern suite in white of panelled bath with telephone style shower attachment, wc, pedestal wash hand basin, separate shower cubicle with shower fitted, attractive tiled walls and floor



Outside: The property is approached through double opening gates onto a tarmacadam frontage which provided parking for 3 vehicles. The remainder of the frontage is enclosed by mature brick walling and stone wall to front elevation. There is gravelled section with raised stone edged border with shrubs. Double gates then lead down the side of the property for a continuation of the driveway. Part of this area is a covered Car Port which in turn leads to the property's Single Garage with up and over door. Adjoining the rear of the garage there is a useful timber built shed which provides excellent storage. The private south facing back garden of an exceptionally good size with large decked seating area off the double doors from the dining room, lawned gardens, further paved seating area, mature hedging and high board fencing.



Services: Mains electricity, mains water, mains drainage, mains gas, gas fired heating to radiators, windows are upvc double glazed. The property also has the benefit of a Villager Woodburning stove in the Living Room.

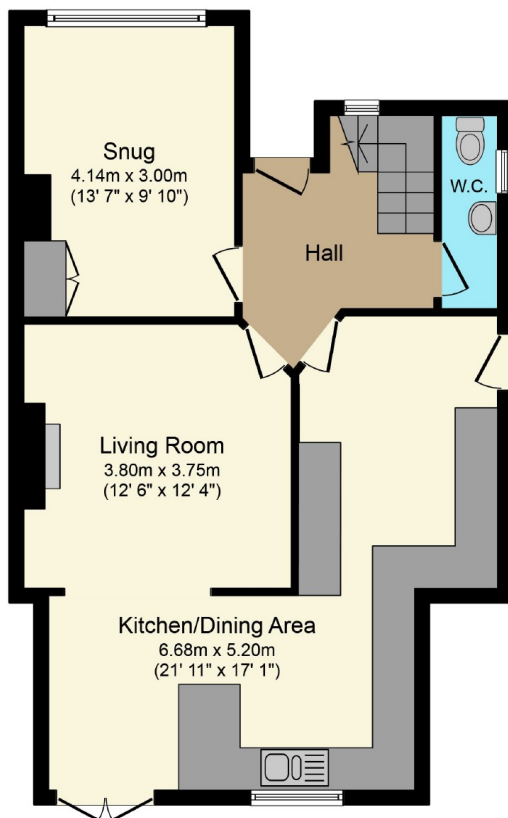
Local Authority: Shropshire Council

To view this property: Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

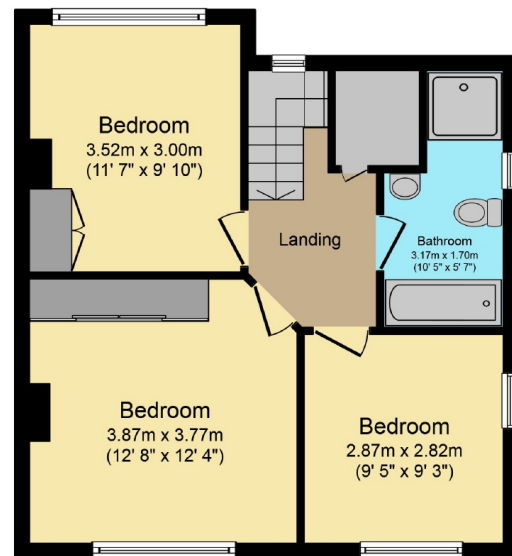
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

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.



Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Printed on: 19th January 2021
Ref: 11417 Last Amended: 19th January 2021

UK PROPERTY
AWARD WINNING
ESTATE AGENTS FROM
2014 TO 2018



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 or give 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.