



SAMUEL WOOD

Skylark, Plot 14 Springfield Way, Clee Hill, Ludlow, Shropshire, SY8 3QY

Asking Price £299,995



 3  2  2  B

BRAND NEW HOME The Skylark is a split level 3 double bedroom home, sitting on a select cul-de-sac of 14 homes off the larger Springfield estate in Clee Hill village with excellent facilities and breath taking scenery close at hand. With a choice of 4 different plots, accommodation which benefits from air source heating and upvc double glazing is for sale with a 10 year Build Zone guarantee and accommodation includes: Upper Ground Floor, Reception Hall, having 3 Double Bedrooms, En-suite Shower Room and House Bathroom. Lower Ground Floor accommodation includes: Hallway area which is open plan into large Kitchen / Dining Room, Living Room with double doors to garden and Utility Room. Outside each of the properties have bricked driveway parking, whilst 3 of 4 homes have garages. EPC Rating - B

- 3 double bedroom split level home
- Rooms of spacious proportions
- Landscaped gardens
- Choice of 4 plots, 3 of which having a garage
- Driveway parking to all plots
- Buildzone structural warranty guarantee

Springfield Way is a brand new development located in the stunning Shropshire Hills village of Clee Hill. The area enjoys panoramic views and unlimited walks through the unspoilt Shropshire countryside together with village facilities including: shop, mobile post office 2 mornings per week, public house, takeaway, bakery with café, church, doctor's surgery, primary school and village hall.

The development is located within easy reach of the historic town of Ludlow which is renowned for quality food and drink and is also within easy reach of the popular towns of Leominster and Tenbury Wells with public transport available from the village.

#### Front door with matching side panel

opens into

#### Spacious Reception Hallway

With galleried landing and stairs leading to the lower ground floor, window to rear elevation and access to roof space.

#### Bedroom 1 12'9" x 11'9" (3.90m x 3.60m)

With window to rear and door into

#### En-Suite Shower Room 7'2" x 4'3" (2.20m x 1.32m)

with window overlooking the garden, suite in white of wc, pedestal wash hand basin and corner shower cubicle with shower fitted.

#### Bedroom 2 11'1" x 10'5" (3.40m x 3.20m)

with window overlooking rear garden

#### Bedroom 3 11'3" x 9'6" (3.43m x 2.90m)

with window to frontage

#### House Bathroom 7'2" x 6'4" (2.20m x 1.95m)

with window to frontage and a suite in white of wc, pedestal wash hand basin and panelled bath with shower screen, shower over and splash backs.

#### Lower Ground Floor

with double opening doors out onto rear garden and airing cupboard housing the pressurised hot water cylinder. Open plan into

#### Spacious Kitchen / Dining Room 19'8" x 17'8" (6.00m x 5.40m)

With further double doors to rear garden, ample room for large table and chairs, whilst the kitchen area is nicely fitted with a modern range of matching units with gloss fronts, heat resistant work surfaces, stainless steel sink unit, electric hob with extractor positioned above, integrated oven, fridge, freezer and dishwasher.

#### Utility Room 6'9" x 5'0" (2.06m x 1.54m)

with heat resistant work surface, base cupboard, planned space and plumbing for washing machine, room for dryer.

#### Large Living Room 19'8" x 11'0" (6.00m x 3.36m)

with double doors out onto paved seating area and gardens.

#### Outside

The property is approached onto a double width tarmacadam driveway providing parking at the front of the house. The front garden is laid to lawn and is open plan, there is also a garage adjacent with concrete floor. The rear garden with the property has a paved seating area off the double doors from the kitchen. Steps back out to the frontage, there is then a lawned garden and a second paved seating area off the double doors from the lounge and a lawned garden.

#### Services:

Mains Electricity, water, drainage. Air source heat pump to radiators. Windows and Door are double glazed. 10 Year Build Zone Warranty  
Please note internal photos are of PLOT 1 which is the same design as Plot 14

#### Directions:

From Ludlow proceed into Clee Hill village turning right at the crossroads in the village centre onto the Tenbury Wells Road. Turn into Springfield Park which is on the left handside and follow the road right to the top where Springfield Way will be found at the end.

#### Local Authority:

Shropshire Council Tax band TBC

#### To view this property:

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

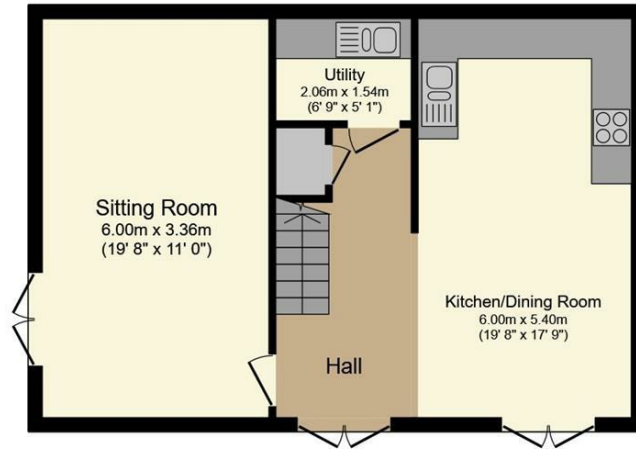
Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

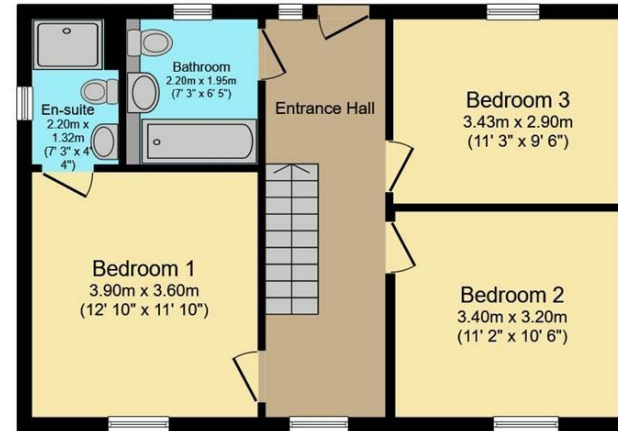
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## Floor Plans



**Lower Ground Floor**



**Ground Floor**

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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