



SAMUEL WOOD

40 Bringewood Rise, Ludlow, Shropshire, SY8 2NB

Asking Price £385,000



40 Bringewood Rise

Ludlow, Shropshire, SY8 2NB



- Spacious Link detached bungalow
- Elevated position with fine views
- Partitioned garage
- Accommodation beautifully presented throughout
- Mature and popular residential area
- Double width driveway parking
- Landscaped gardens

This delightful link detached 2 bedroom bungalow (3 Bedrooms when built, configuration has been adapted by current vendors) sits in a lovely elevated position with fantastic views, double width driveway parking, partitioned garage and delightful landscaped gardens. Accommodation well presented throughout benefitting from upvc double glazing and gas fired heating to Entrance Hall, Cloakroom, Open plan Lounge / Dining Room with Kitchen, Inner Hallway with Large Main Bedroom having excellent storage and large Bathroom, Bedroom 2, Utility Room. Internal inspection advised. EPC – D



Bringewood Rise is a delightful and mature residential area enjoying an elevated position with fantastic views. Ludlow's historic town centre is within easy reach and is renowned for its architecture, culture, and festivals.

Double doors into

Entrance Hall

Cloakroom

Having window to rear and a modern suite in white of wash hand basin with vanity cupboard and wc with its cistern inset to work surface.

Open Plan Lounge / Dining / Kitchen 21'3" x 20'9" (6.50m x 6.34m)

There are two large windows to frontage enjoying this fantastic far-reaching view. The Kitchen has also the benefit of a large Velux up and over roof window, letting in scores of natural light and the kitchen nicely fitted with a matching range of units with heat resistant work surfaces and attractive tiled splashbacks, single bowl, single drainer sink unit. Neff electric induction hob with extractor positioned above and Neff double oven adjacent, integrated dishwasher and fridge together with room for an American style fridge freezer with wine racks to either side. There is Kamdean flooring throughout this room and in the living room there is a wood burning stove fitted.



Inner Hallway

Having access to roofspace, with drop down ladder.

The Bedroom Accomodation has been adapted by our current owners with 2 of the original bedrooms opened into 1 large suite. However it would be straight forward to return back to 3 bedroomed accommodation should a buyer desire.

Bedroom 1 20'11" x 14'0" (6.40m x 4.28m)

Having 2 large windows overlooking the rear garden, extensive ceiling downlighters, large dressing area with 2 sets of fitted wardrobes with oak doors. In the bedroom area there are then a further range of cupboards providing excellent storage.

En-suite Bathroom 8'6" x 7'3" (2.60m x 2.23m)

Having a window to rear side, attractively fitted with a Heritage suite that includes panelled bath, wash hand basin inset to work surface and wc to the same. There is then a good sized shower cubicle and extensively tiled walls, door into the airing cupboard housing the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators together with shelving.

Bedroom 2 8'6" x 8'4" (2.60m x 2.55m)

Having window to side with fitted shelves

Utility Room 19'6" x 7'9" (5.96m x 2.38m)

Door to front elevation and double doors to rear garden, tiled flooring, space and plumbing for washing machine, room for further appliance and there is then a door into a

Work Room

With heat resistant work surfaces and window to rear elevation.

Outside

The property is approached onto a double width tarmacadam driveway which provides parking for 4 vehicles. The front garden is level and has been gravelled for ease of maintenance, that gravel is interspersed with shrubs and trees and there is low hedging to front elevation. Off the driveway an up and over door leads into the remainder of the garage which provides excellent storage. The rear garden with the property has been beautifully landscaped and is done with very much low maintenance in mind. Directly nearest the house there is a paved seating area, ornamental pond, steps then lead up to a two tiered garden with stone edged boarders full of shrubs and plants and a seating area at the top of the garden. The garden is enclosed by boarded fencing and wall to rear elevation and from the top tier there is a lovely view over the bungalow to the surrounding countryside.





Services

mains electricity, mains water, mains drainage, mains gas, gas fired heating to radiators, windows are upvc double glazed and telephone to BT telecom regulations, Broadband speeds Basic 15 Mbps, Superfast

Local Authority

Shropshire Council

Tax Band - D

Flood Risk - Low

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

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.



Directions

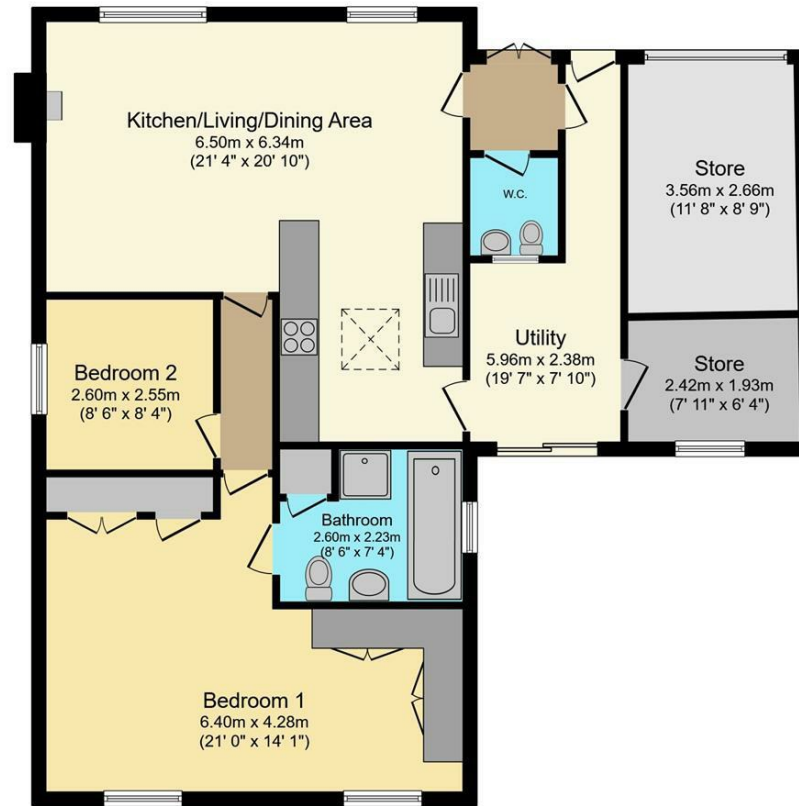
Heading out of Ludlow town down New Road, passing the hospital on your left, you will come to a mini roundabout. Take the 2nd exit into Fishmore Road, after a short distance you will see a right hand turn into Bringewood Road and then turn right into Bringewood Rise. No.40 will be found then be found at the top of here as the road bends on the right hand side.







Floor Plans



Floor Plan

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

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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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