



SAMUEL WOOD

71 Bringewood Rise, Ludlow, Shropshire, SY8 2NE

Asking Price £375,000



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This spacious 3 double bedroomed detached bungalow sits in a lovely mature residential area with a fantastic far-reaching view across the roof tops. Outside the property enjoys a bricked driveway, integral garage and level rear garden. Accommodation substantially extended benefitting from upvc double glazing, gas fired heating and solar panels briefly include: Entrance Hall, L Shaped Lounge / Dining Room, Large Garden Room, partially open plan to Kitchen, Utility Room, 3 good sized Bedrooms, En-suite Shower Room and House Bathroom. EPC – rating C.

- Substantially extended detached bungalow
- Mature residential area
- Fantastic far reaching views
- 3 double Bedrooms
- Large Garden Room
- 2 Bathrooms
- Attractive Gardens

Bringewood Rise is a popular residential area and easily accessible into Ludlow's historic town centre which offers a good range of shopping, recreational and educational facilities. The whole is more fully described as follows.

Front door opens into the

Reception Hallway

Having access to roofspace with drop down ladder, there is also a light tunnel and door into

Large Walk-in Cloaks Cupboard

With hanging rail and shelving and a smaller door into the

Airing Cupboard

Housing the pressurised hot water system and a shelf

L Shaped Lounge / Dining Room

Has large picture windows to both front and front side elevations taking in this phenomenal far reaching view across rooftops to surrounding Shropshire countryside. There is a feature fireplace with gas fire fitted. The Dining area then has double doors opening into a

Large Garden Room

Being of upvc construction with solid roof and overlooks gardens and again enjoys this beautiful rooftop view across to the Shropshire Hills including Cleve Hill. Archway then opens into the

Kitchen

Having up and over double glazed roof window. Fitted with a matching range of modern units with cream coloured fronts, heat resistant worksurfaces, tiled splashbacks, single bowl sink unit, gas hob with extractor positioned above. Electric oven below, planned space for dishwasher and room for fridge/freezer.

Utility Room

Having window to rear garden, base cupboard with heat resistant work surface, stainless steel sink unit, planned space and plumbing for washing machine, room for further appliance and the Worcester wall mounted gas fired boiler is housed in here and heats domestic hot water and radiators.

Bedroom 1

Has window to frontage, taking in this phenomenal view, an excellent range of fitted bedroom furniture to include wardrobes, chest of drawers, bedside cabinet, eye level cupboards and a vanity unit including sink and large cupboards beneath.

En-suite Shower Room

Having window to frontage and a suite in white of wc and corner shower cubicle with shower fitted and tiled splashbacks.

Bedroom 2

Has window overlooking the rear garden with a lovely view towards Cleve Hill and access to roofspace.

Bedroom 3

Has window to side

House Bathroom

Has large double glazed roof window and a modern suite in white of wc with its cistern inset to worksurface, wash hand basin with vanity cupboard, panelled bath with shower screen, shower over, complimentary splashbacks and tiling.

Outside

The property is approached onto a bricked driveway which provides parking, sitting underneath the bungalow is a garage having electrically operated roller door, light and power fitted. Steps lead off the driveway up to the front of the bungalow and there is gravelled sections with raised bed and flowering beds. Pathway then continues along the front of the bungalow and to the rear with gated access on either side of the bungalow. Right across the rear of the property there is a paved seating area, lawned garden with sleeper edged borders with shrubs and plants, mature hedging and high board fencing aiding privacy. At the top of the garden there is a decked seating area with summer house and a rhubarb bed.

Services

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators, windows are upvc double glazed. The property also has the benefit of solar panels on the roof and those panels provide an income of XXXXX per year. Broad band speeds Basic – 15 Mbps, Superfast – 80 Mbps, Ultrafast – 1000 Mbps, Flood Risk – Very Low, Council Tax Band - D

Local Authority

Shropshire Council - Tax Band - D

Tenure

The property is freehold

Viewings

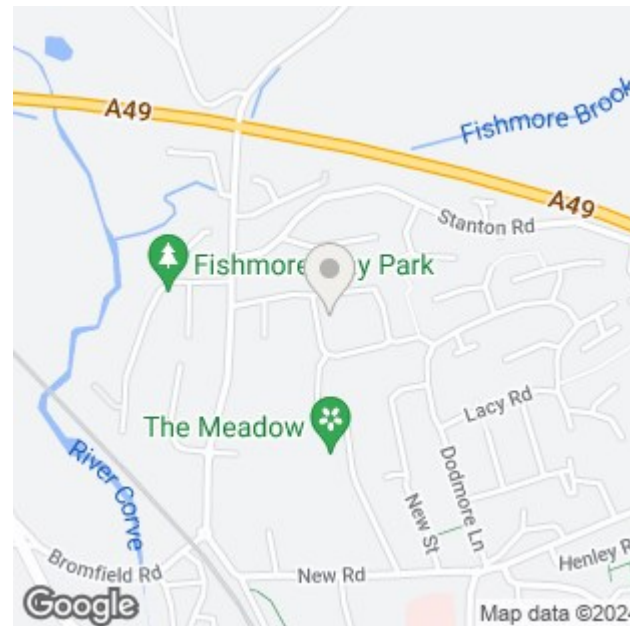
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

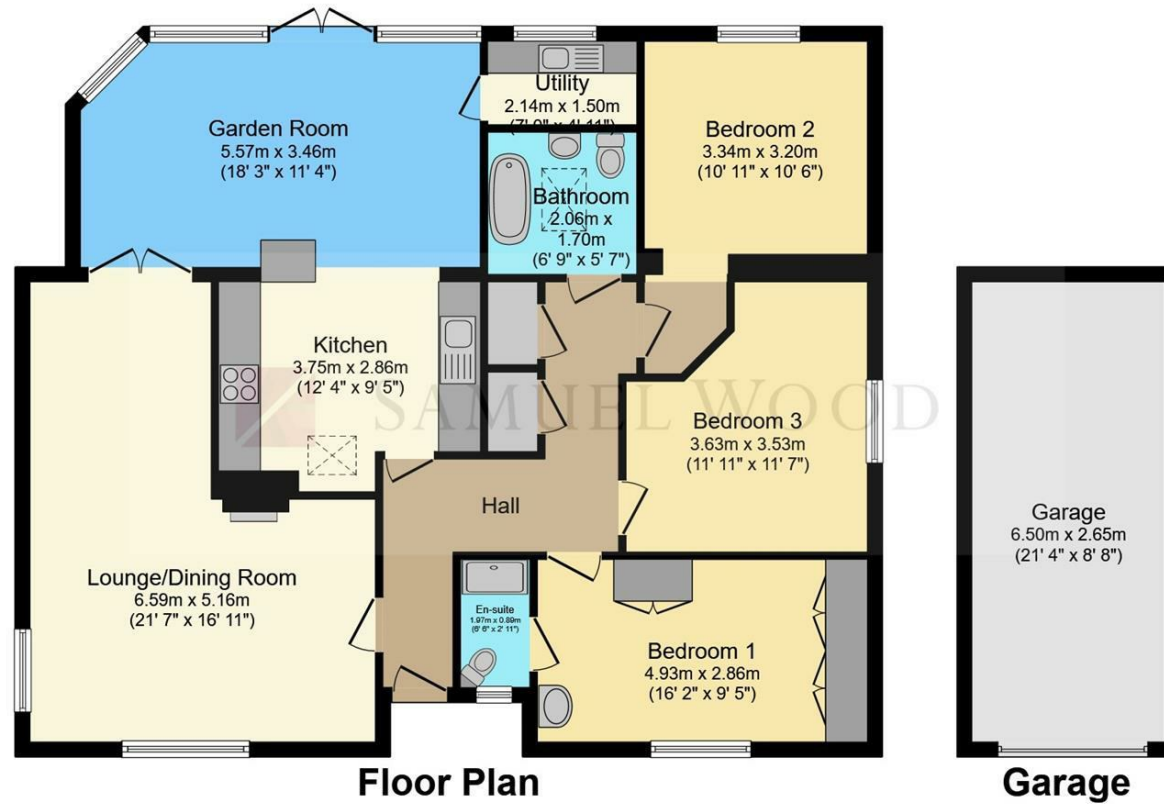
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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.



Floor Plans



Total floor area 133.8 m² (1,440 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by 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

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