



19 Lewis Drive, Ludlow, SY8 1FL
Offers in the region of £355,000

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A superb opportunity to acquire a nearly new, four bedroom detached home enjoying open countryside views to the rear and positioned on the edge of a sought-after modern development in Ludlow. Offering well presented modern accommodation, a spacious kitchen/diner, garage and driveway parking, this beautifully presented property also benefits from the remainder of its NHBC warranty and is available with no onward chain.

- Detached Nearly New House
- Rear Views of the Countryside
- NHBC Build Mark Warranty
- EPC B
- 4 Bedrooms
- Garage and Off Road Parking
- Set Within a Recently Built Development
- Modern Kitchen Diner
- No Onward Chain
- Edge of Town Position

The Property

Introducing 19 Lewis Drive, which is a modern detached house, positioned on the edge of a recently built residential development on the outskirts of Ludlow. Enjoying attractive rear views across open countryside and benefitting from the remainder of an NHBC Buildmark Warranty, this nearly new home is offered to the market with no onward chain. Built in 2023 and forming part of a smart and well regarded development, the property occupies a pleasant position with open fields visible beyond the rear boundary, creating a lovely sense of space rarely found on newer estates.

Upon entering, you are welcomed into a central entrance hall with stairs rising to the first floor and doors leading into the principal ground floor rooms. To the front of the property is the living room, a comfortable reception space featuring a bay window which allows natural light to pour in, creating a bright and inviting atmosphere. To the rear of the property lies the impressive kitchen/dining room,

which spans the full width of the house and forms the heart of the home. Fitted with a modern range of wall and base units and offering generous worktop space, the kitchen is both stylish and practical. There is ample room for a family dining table and chairs, while double doors open out to the rear garden, perfectly framing the countryside views beyond and making this an ideal space for everyday living and entertaining alike. A useful utility room is positioned just off the kitchen, providing additional storage space for appliances and a door leads out to the side of the property. Completing the ground floor accommodation is a convenient downstairs W.C.

Heading upstairs, the first floor landing gives access to four bedrooms and the family bathroom. The principal bedroom is positioned to the front of the property and is a generous double room, enjoying the benefit of its own en-suite shower room and built in wardrobes. Both of the rear bedrooms enjoy far reaching views of the nearby countryside. The family bathroom is

fitted with a modern white suite.

Outside, the rear garden is mainly laid to lawn and enclosed by timber fencing, providing a private enclosed space. A paved patio area adjoins the rear of the property, creating the perfect spot for outdoor seating and summer dining, all whilst taking in the attractive open views across neighbouring fields and towards the distant countryside. To the front, the driveway provides off-road parking for up to 4 vehicles and leads to the attached garage.

The Location

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe, Green Fair and the Medieval Christmas Fayre there are events to keep you entertained all year round. There are also countless antique and



local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band D.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 910MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

Tenbury Wells - 10.5 miles
Leominster - 12 miles
Church Stretton - 16.5 miles
Hereford - 24 miles
Kidderminster - 23 miles
Shrewsbury - 29 miles

What3Words

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Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



Lewis Drive, Ludlow, SY8

Approximate Area = 1175 sq ft / 109.2 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1310 sq ft / 121.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2021
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		84	96
England & Wales		EU Directive 2012/91/EC	

