



Holters

Local Agent, National Exposure

70 Dahn Drive, Ludlow, Shropshire, SY8 1XZ

Offers in the region of £360,000

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Have you been searching for the perfect family home? Well, stop right there because you've found it! Take a look at this spectacular detached property which offers 4 double bedrooms, a stylish open plan living area, off road parking and garage. Don't miss out on the opportunity to acquire this brilliant property!

Key Features

- Detached Family Home
- Impressive Modern Kitchen Diner
- Cosy Living Room with Log Burner
- 4 Double Bedrooms
- Family Bathroom & Newly Upgraded En-Suite
- Enclosed Rear Garden
- Garage and Off-Road Parking
- Located in a Popular Residential Area
- 1 Mile Walk to Ludlow Town Centre
- EPCC

The Property

Welcome to 70 Dahn Drive! This spacious detached family home is located in a popular residential area, just one mile from Ludlow's historic town centre.

When entering the property you are greeted by a welcoming entrance hall, with stairs leading to the first floor, a useful storage cupboard, and wc. Off the entrance hall, is the wonderful, light, and spacious living room that has a cosy ambiance created by the newly fitted log burner. Moving on next to the impressive open plan kitchen diner, which is one of this property's many 'wow' factors. The stylish wall and base units have an integrated electric oven, fridge freezer, inset sink, dishwasher and 5 burner gas hob, whilst also offering plenty of storage space. The

impressive kitchen units also continue into the convenient utility room, where you will find an integrated microwave and designated space for both a washing machine and a separate dryer. Heading back into the superb kitchen you will find a well-designed breakfast bar and ample space for a dining table and chairs, with patio doors leading out to the rear enclosed garden. Whether you're hosting a dinner party or preparing a family meal, this kitchen definitely has you covered.

Continuing with our tour and heading upstairs to the spacious landing, which provides access to four double bedrooms, the family bathroom and useful airing cupboard. In addition to all four bedrooms being good sized doubles, three also benefit from built in wardrobes. From the master bedroom you will find the newly upgraded en-suite, which has been recently modernised and fitted with a superb walk in shower. The family bathroom is also well presented and is fitted with a matching suite.

Outside, the enclosed rear garden provides a lovely space to sit with your morning coffee and enjoy the glorious morning sunshine, whilst providing a fantastic outdoor space for children to play or to entertain

guests. The property also has a garden shed and gated rear access. The driveway to the front of property provides off road parking for two vehicles and has an EV charger in place, offering convenient at home electric car charging. The final stop on our tour is the attached garage, which is currently being used as a home gym.

If you are looking for your next family home, you've found it! Don't miss out on the opportunity to acquire this superb property!

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 and Green Fair 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 and Heating

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

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of up to 900MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns/Cities

Leominster - 12 miles

Tenbury Wells - 10.5 miles

Church Stretton - 16.5 miles

Hereford - 24 miles

Kidderminster - 23 miles

Shrewsbury - 28 miles

Money Laundering Regulations

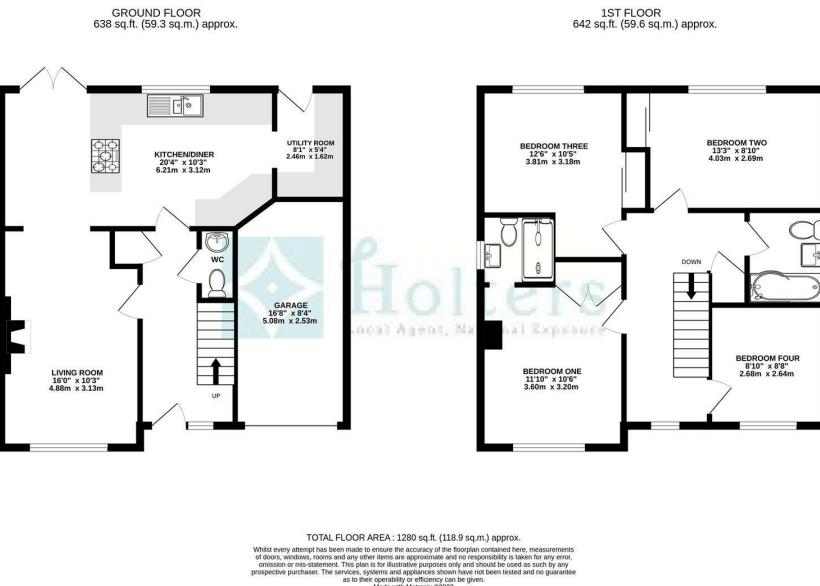
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on

all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

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 of 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 has any authority to make or give any representation or warranty whatever in relation to this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		70
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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