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16 Dhustone Lane, Clee Hill, Ludlow, Shropshire SY8 3PQ

Asking Price £325,000

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A much improved detached modern bungalow, enjoying an absolutely superb elevated outlook. Internally, the property enjoys a contemporary layout with an impressive open plan Kitchen/Dining/Family Room, Living Room with log burner, Reception Hall, Two Bedrooms and Bathroom with shower. Sitting centrally within its plot, gardens front and rear, and with fantastic views. LPG central heating, driveway parking, Car Port and former Garage. Dhustone Lane is located approx. 5.5 miles East of historic Ludlow on the slopes of the Clee Hill and within approx. 0.25 mile of Clee Hill village with its range of local amenities – a shop, post office, pub and a primary school.



The property comprises the following accommodation (measurements are provided for identification only):

Reception Hall - Cloaks Cupboard. Wood effect laminate flooring

Living Room - With an absolutely superb elevated view over the surrounding countryside and beyond. Log burner.



Kitchen/Dining/Family Room - A superb room - a really sociable space for the modern-day family. Fitted with a matching range of wall and base units of cupboards and drawers. Ample work surfaces. Sink and drainer. Fridge freezer. Washing machine. Dishwasher. Oven. Extractor hood. Recessed spotlights. Part wall tiled. Central island. Double doors opening up to the garden. Access to Loft Space.



Bedroom One - Wood effect laminate flooring

Bedroom Two - Wood effect laminate flooring

Bathroom - Fitted with a white suite of panelled bath. Shower. Low flush WC. Pedestal wash hand basin. Fully wall tiled. Heated towel rail



Outside - Sitting centrally within its plot, No 16 enjoys an attractive frontage with a superb elevated view. There is driveway parking leading to the Car Port and with access to the Garage (please note, in order to store vehicles in the Garage the doors will need to be changed)

To the rear, the gardens are mainly laid to paving, providing ease of maintenance, along with a small lawned section. Another delightful aspect can be found with a view over the neighbouring fields.

Mobile Phone Signal - Please refer to http://checker.ofcom.org.uk

Broadband - Please refer to openreach.com for fibre availability

SERVICES: We are informed that the property is connected To mains electricity and water. Shared drainage (£250 per annum is paid towards the emptying and maintenance)

HEATING: LPG central heating & log burner

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NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band D

TENURE: We are informed that the property is of freehold tenure.

DIRECTIONS: From Ludlow proceed on the A4117 signposted Kidderminster and Clee Hill. Proceed along here for approx. 4 miles. You will start to climb up Angel Bank and pass the Angel Bank Bed and Breakfast on the left-hand side. Continue past Angel Lane on the left and take the next left-hand turn into Dhustone Lane

VIEWING: By appointment through selling agents – McCartneys LLP: 01584 872153

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Details Last Updated: Thursday, 01 May 2025

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

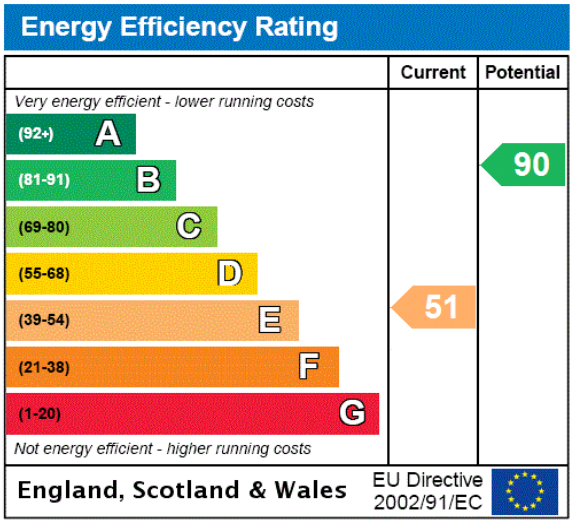
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REGISTERED NO: OC310186









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Floor Plan