



2 Duckow Close, Longslow, North Shropshire

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## 2 Duckow Close, Longslow North Shropshire, TF9 3GX

An attractive brand new four bedroom detached home located in a pretty North Shropshire Village

Market Drayton 2.3 miles, Hodnet 5 miles, Whitchurch 10 miles, Telford 20 miles, Shrewsbury 21 miles, Stafford 22 miles

Kitchen/dining/family room | Sitting room  
Utility room | Study | Downstairs cloakroom  
4 Bedrooms | En suite | Family bathroom  
Underfloor heating to ground floor | Air source heat pump | Alarm | Detached garage  
Driveway | Corner plot garden

EPC rating B

### The property

2 Duckow Close offers flexible accommodation over two floors and benefits from modern fixtures and fittings including zoned underfloor heating to the ground floor, air source heat pump, alarm, well equipped kitchen, stylish bathroom and en suite.

The welcoming entrance hall leads to the kitchen/dining/family room, sitting room, study and cloakroom. A solid oak staircase with under stairs storage cupboard leads to the first floor.

The well-equipped kitchen area offers a range of wall and floor units with quartz worktops which incorporates a breakfast bar. The modern appliances consist of induction hob with extractor fan above oven, upright integrated fridge freezer and dishwasher. The neighbouring utility room with quartz work surfaces and cupboard under has additional appliance space, a door gives side access to the garden. The dining/family area has bi fold doors which lead to the rear garden, ideal for entertaining and alfresco dining. All of the rooms on the ground floor have luxury vinyl flooring apart from the double aspect sitting room which is carpeted.

The four bedrooms all of which are carpeted are accessed from the first floor landing which has a handy airing cupboard. The principal bedroom has a range of fitted wardrobes with sliding mirrored doors and incorporates shelving and hanging space, it also boasts a three piece en suite consisting of a shower, heated towel rail and tiled floor. The modern three-piece family bathroom consists of a bath with shower and screen, tiled floor and heated towel rail.

### Outside

The rear corner plot garden which measures approximately 22 metres wide is mainly laid to lawn with raised borders and has a paved patio, outside tap and courtesy lights, a paved pathway gives side access to front via a gate. A Hitachi air source heat pump is located to the side of the property.

The front garden is laid to lawn with borders, a paved pathway leads to the front door with courtesy light. There is a brick block driveway for 2 cars which is complemented by a detached garage with up and over door, the garage has power and light, eaves storage space and personal door to rear garden.

### Location

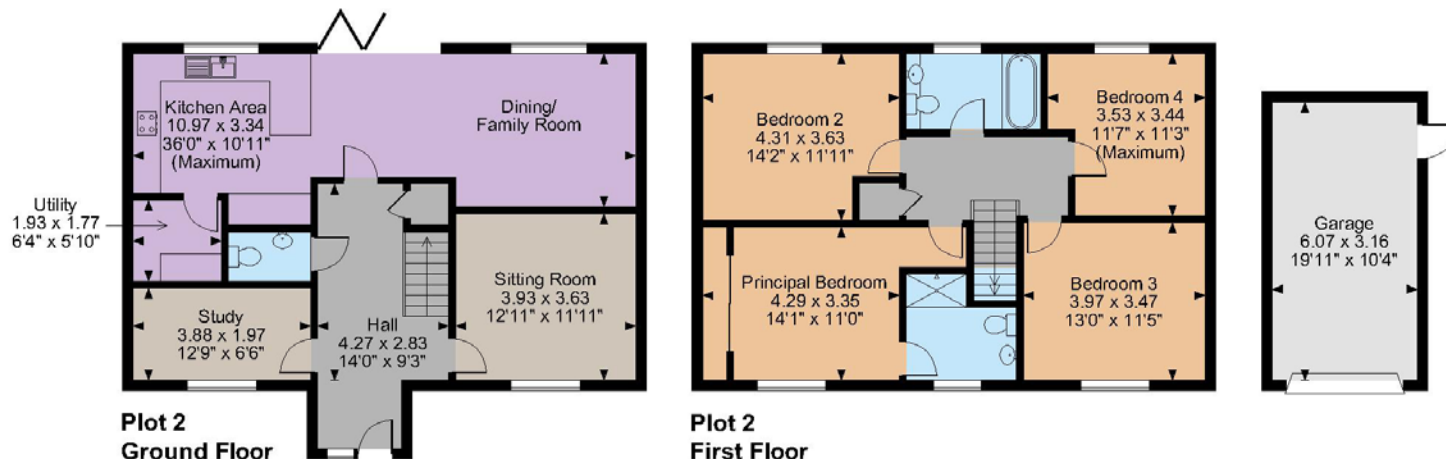
Duckow Close is situated in a rural position within the small village of Longslow. The larger village of Hodnet offers a number of local amenities to include a range of shops, a Post Office, Doctors surgery and the well reputed Bear Inn. A further range of comprehensive shopping, leisure and social facilities can be found in Market Drayton and Whitchurch, whilst Telford and the County town of Shrewsbury are almost equidistant away. There is an excellent selection of schools in the area, to include Prestfelde, Kingsland Grange, Adams Grammar, Shrewsbury School, Shrewsbury High School, The Old Hall, Wrekin College and Harper Adams University. Road links are good with the A5 providing a link to the M54 which gives access to the West Midlands conurbation and the national motorway network beyond.







Floorplans  
 House internal area 1,696 sq ft (158 sq m)  
 Garage internal area 206 sq ft (19 sq m)  
 For identification purposes only.



Please note this floor plan is of Plot 4.  
 Plot 2 is handed

The position & size of doors, windows, appliances and other features are approximate only.  
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### Directions

What3words direction.hillsides.shrimps

### General

**Local Authority:** Shropshire  
**Services:** Klargester Private Drainage, Mains Water & Electric, Air Source Heat Pump.  
**Council Tax:** Unallocated  
**Tenure:** Freehold  
**Guide Price:** £500,000  
**Warranty:** Build Zone - 10 years

### Agents Notes

There is a management fee of £250 per annum - please consult your solicitor for verification.  
 The property is approached by an unadopted road.

### Shrewsbury

Theatre Royal, 14 Shoplatch, SY1 1HR

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