



3 Duckow Close, Longslow, North Shropshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

3 Duckow Close, Longslow, North Shropshire TF9 3GX

An attractive brand new four bedroom detached home with generous corner plot garden

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

Kitchen/dining room | 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 double garage | Driveway | Corner plot garden
EPC rating B

The property

3 Duckow Close offers generous 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 spacious entrance hall leads to the impressive kitchen/dining/family room, sitting room and study. 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 work surfaces. The modern appliances consist of induction hob with extractor fan above oven, upright integrated fridge freezer and dishwasher. The dining area opens into the impressive double aspect family room which has bi fold doors which lead to the rear garden, ideal for entertaining and alfresco dining. The neighbouring utility room with quartz work surfaces and cupboards under has additional appliance space and large storage cupboard, a door gives side access to the garden. The downstairs cloakroom can be accessed from the utility room. All of the rooms on the ground

floor have luxury vinyl flooring apart from the sitting room which is carpeted.

The four bedrooms all of which are carpeted are accessed from the first floor landing which has a large airing cupboard with double opening doors.

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 full width 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 corner plot rear garden which is mainly laid to lawn wraps around the property and measures approximately 25.6 metres wide and has a paved patio, outside tap and courtesy lights, paved pathways lead from both sides of the property giving side access to front via gates. A Hitachi air source heat pump is located to the side of the property. The useful side garden which is adjacent to the utility room measures approximately 9.4 metres by 12 metres.

The front garden is mainly 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 double garage with two up and over doors, 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.

General

Local Authority: Shropshire

Services: Klargestor Private Drainage, Mains Water & Electric, Air Source Heat Pump.

Council Tax: Unallocated

Tenure: Freehold

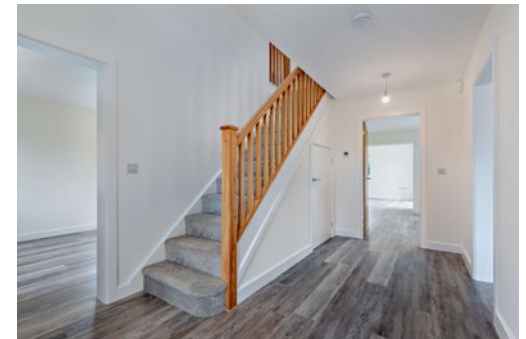
Guide Price: £525,000

Warranty: Build Zone – 10 years

Agents Notes

There is a management fee of £250 per annum - please consult your solicitor for verification.

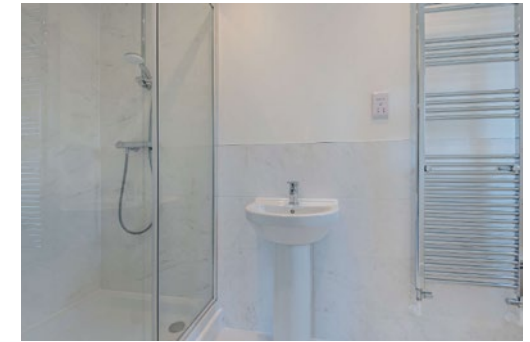
The property is approached by an unadopted road.



Floorplans
 House internal area 1,810 sq ft (168 sq m)
 Garage internal area 397 sq ft (37 sq m)
 For identification purposes only.



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

What3words direction.hillsides.shrimps

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