



3 Duckow Close, Longslow, North Shropshire

For the finer things in property.

**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

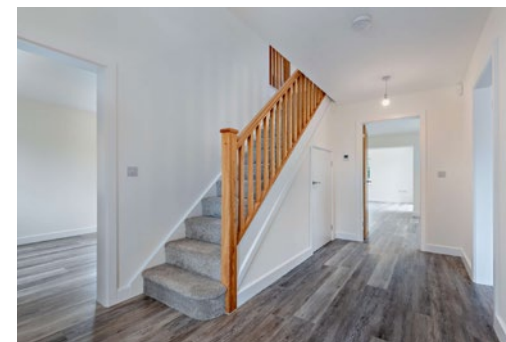
Tenure: Freehold

Guide Price: £512,500

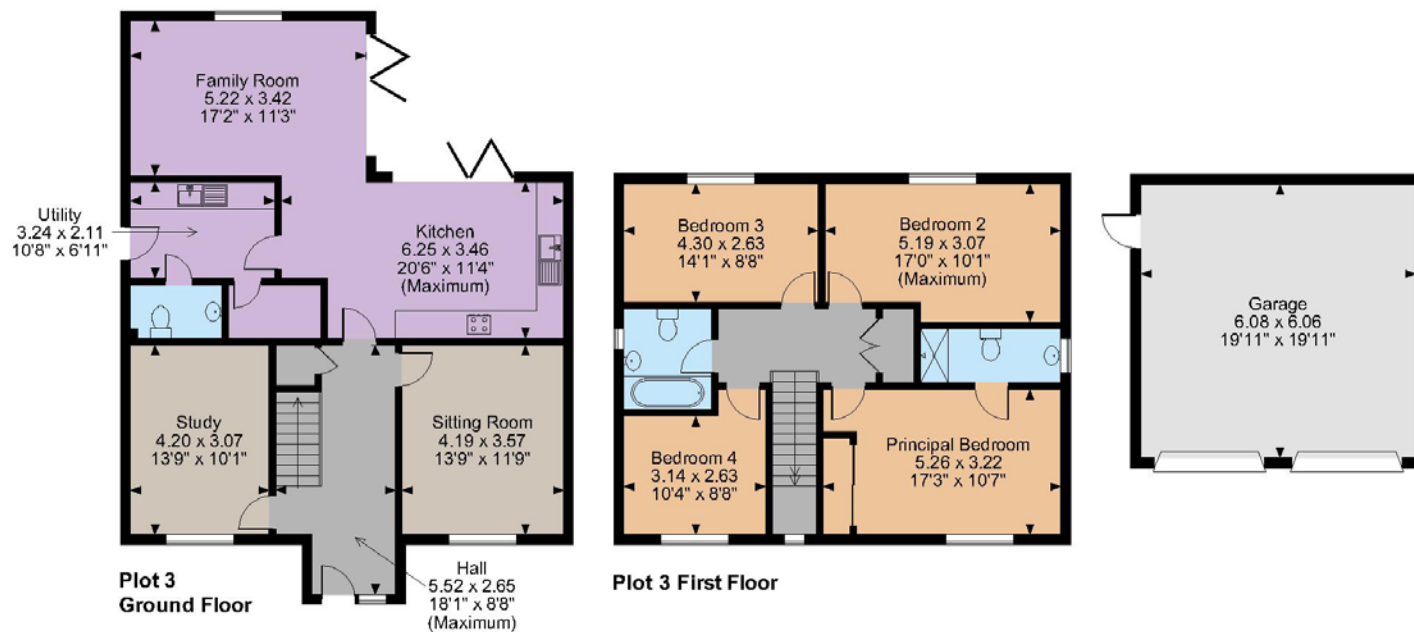
Warranty: Build Zone – 10 years

Agents Notes

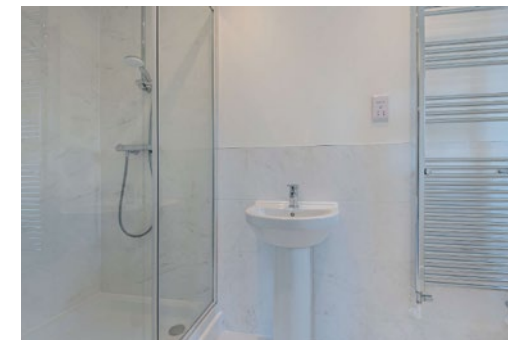
There is a management fee of £250 per annum - please consult your solicitor for verification. The property is approached by an unadopted road.



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.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8606227/KRA



Directions

What3words direction.hillsides.shrimps

West Midland New Homes

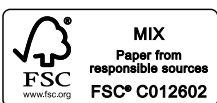
Theatre Royal, 14 Shoplatch, SY1 1HR

01743 284200

westmidlandnewhomes@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2024. Particulars prepared June 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited