



1 The Curlews, Longden, Shrewsbury, SY58HF

4 bedroom detached house — £695,000 Freehold

1 The Curlews, Longden, Shrewsbury, SY5 8HF

Coopergreenpooks.co.uk

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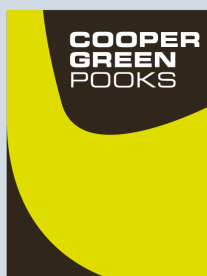
Located in a lovely setting a short distance south of Shrewsbury, this stunning, eco friendly and very contemporary family home has been newly built to an exceptionally high standard, incorporating many stylish and impressive features.

KEY FEATURES

- Well designed interior with a fantastic open plan entrance that leads to dining area and kitchen, as well as a seating area with bi folding doors to the rear garden.
- The modern bespoke kitchen has been custom made with handleless units, along with Silestone work surfaces and tiled flooring. In addition to which there is a quality and extensive range of integrated Smeg appliances and an adjoining utility and cloakroom also fitted to the same standard.
- Black bi folding glazed panelled doors connect the dining area to a separate living room which has a feature dual fuel log burner, as well as further bi folding doors to the rear garden. There is also a separate family room/home office with views to front.
- From the entrance area there is a feature oak and glass turning staircase to a spacious galleried landing that benefits from a large 2 storey window with views to front.
- 4 double bedrooms, 2 with en-suite shower rooms and there is also a family bathroom with further separate shower, all of which have been fitted to a the same high standard. The main bedroom also has an en-suite dressing room and vaulted ceiling along with a glazed elevation that has double doors opening to an integral sun terrace, providing views towards the south Shropshire hills.
- Beautifully finished throughout with oak doors and parquet flooring, quality carpets, tiling, fixtures and fittings. There are also composite double glazed windows and doors, zoned underfloor Air Source heating, a 6.6kWp south facing solar array offering an estimated electricity generation of 5,600kWh per annum. Enhanced insulation throughout offering excellent u-values. An air source central heating system for both heating and hot water. Mechanical Ventilation Heat Recovery System - all combined to deliver an EPC rating of A+. Other notable features comprise; a super-fast electric car charger to the garage, super-fast fibre broadband.
- Extensive gravelled driveway and parking area for several cars, from which there is also access to a detached double garage with 2 electric roller shutter doors.
- Sizable south facing plot with lawned garden and porcelain paved sun terrace.
- Popular semi-rural location, next to open countryside, yet within easy access of the villages of Longden and Dorrington, as well as the sought-after market town of Church Stretton and county town of Shrewsbury.

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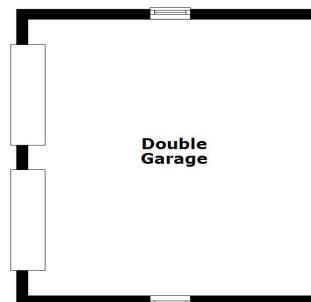
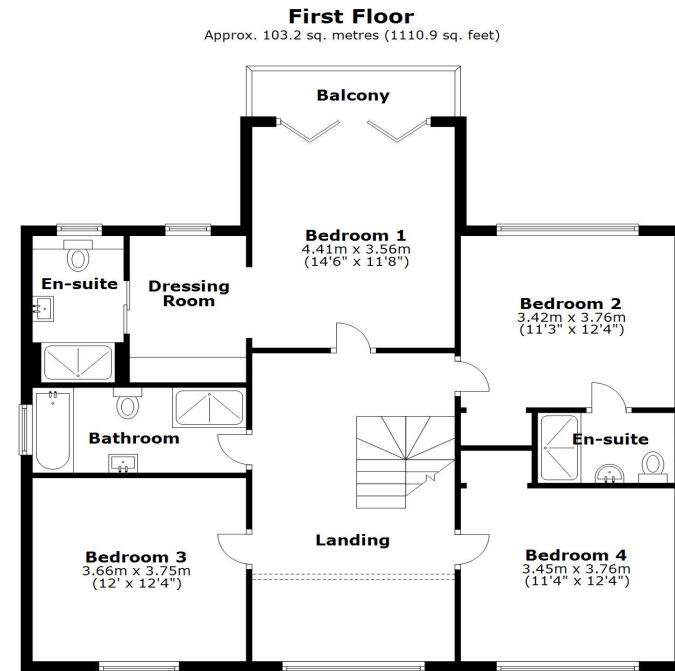
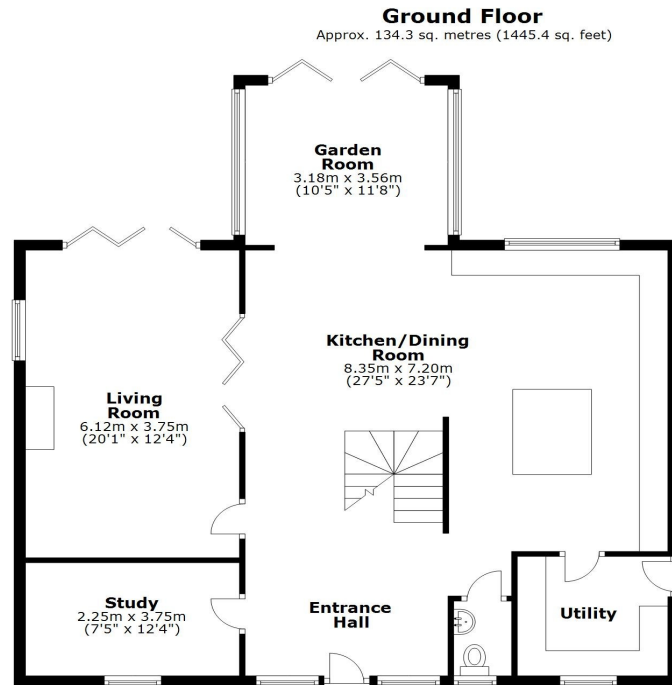


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Total area: approx. 237.5 sq. metres (2556.3 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.







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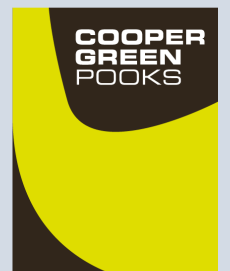
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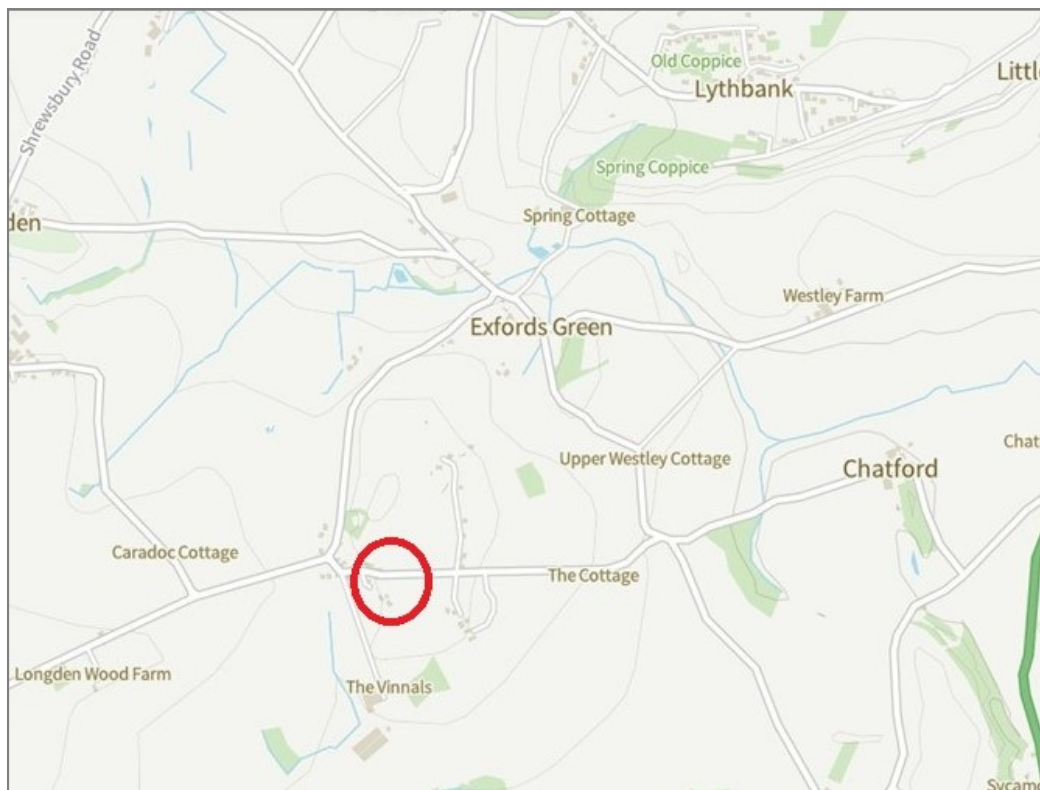
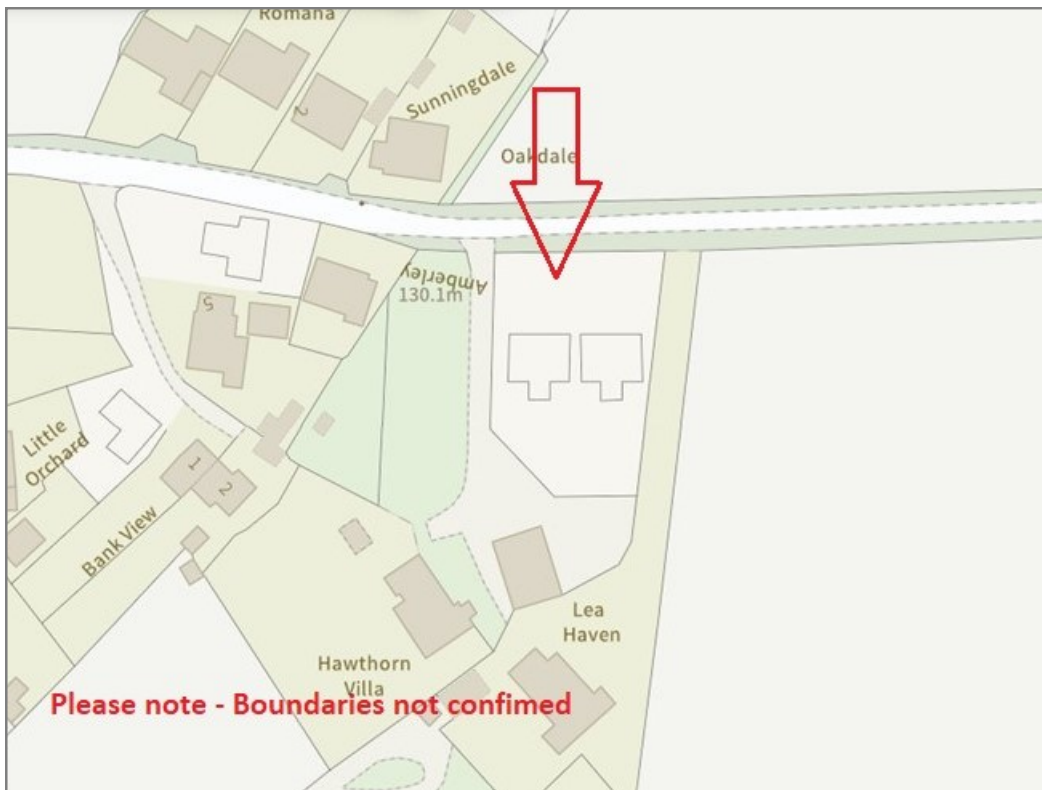
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Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band F
EPC Band	Band A
Services	Air source heating, mains, water and electricity

 **Expert mortgage advice available**
3 Barker St, Shrewsbury SY1 1QF
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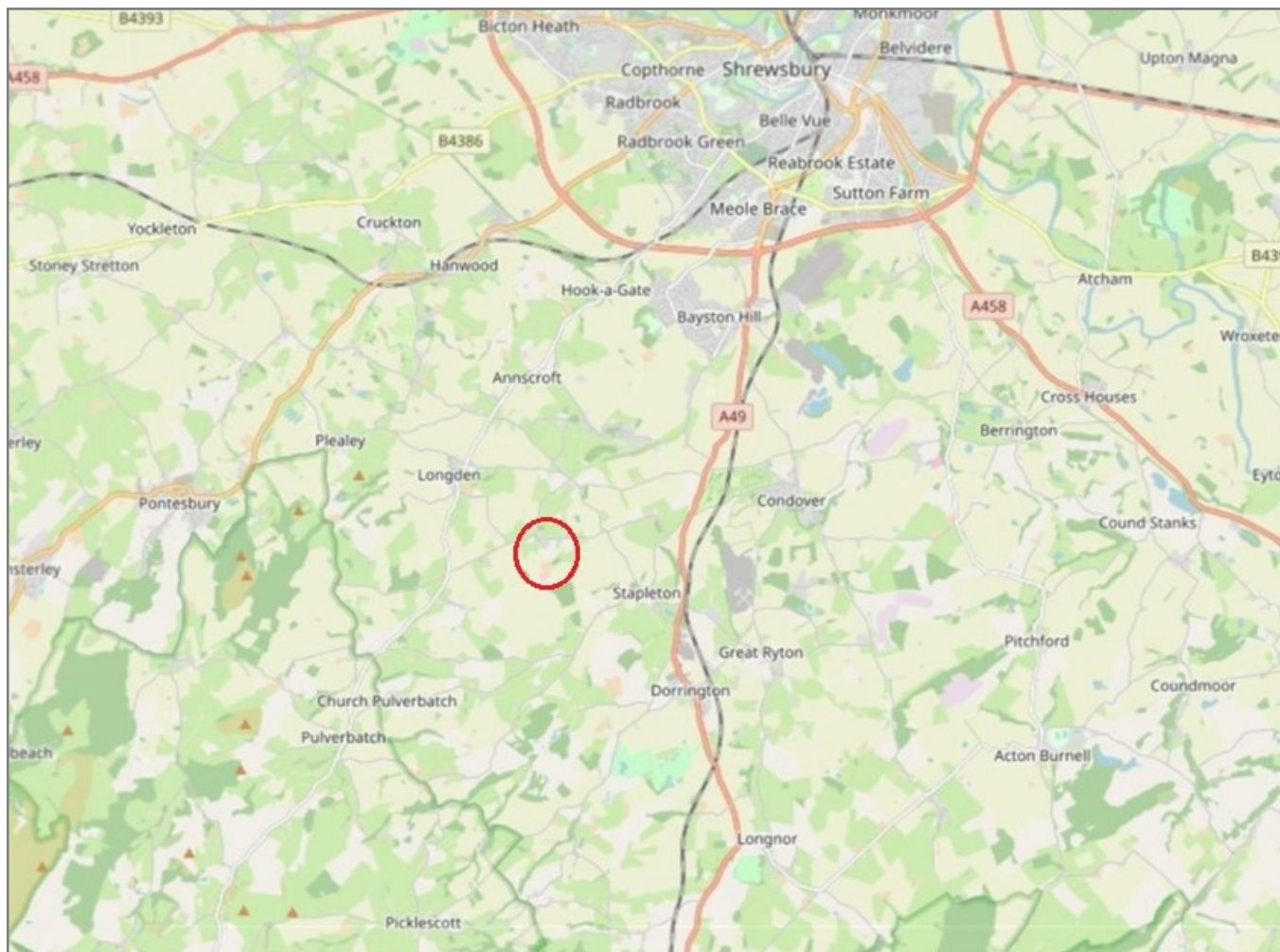
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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