

Maranatha, Dorricotts Place, Yockleton, Shrewsbury,
Shropshire, SY5 9PH

www.hbshrop.co.uk



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The Property Misdescriptions Act
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Offers In The Region Of £514,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing and particularly secluded position, within the heart of this popular village. This is a deceptively spacious, well presented, and individual three double bedroom detached dormer style property, offering versatile and appealing living accommodation throughout.

The village of Yockleton which is approximately 7 miles west of the medieval town centre of Shrewsbury is surrounded by open countryside and far reaching views in all directions. Shrewsbury offers an excellent array of shops, restaurants along with excellent recreational and educational facilities. Access to the local bypass linking up to the M54 motorway network is also readily accessible from the property. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway/dining room, lounge, attractive L shaped kitchen/breakfast room, ground floor bedroom with ensuite shower room, first floor landing having two further double bedrooms, ensuite shower room, dressing room, bathroom, well kept private front and rear enclosed gardens, two useful brick stores, driveway, garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Reception hallway/dining room

22'6 max reducing down to 12'0 min x 14'1

Having wood effect flooring, three UPVC double glazed windows to front, radiator.

Door from reception hallway/dining room gives access to:

Lounge

20'3 x 11'11

Having UPVC double glazed window to front, UPVC double glazed sliding patio door giving access to rear gardens, coal effect living flame gas fire set to a marble style hearth with matching fire surround, coving to ceiling, radiator, wall light points.

Door from reception hallway/dining room gives access to:

Attractive L shaped kitchen/breakfast room

18'5 x 16'3 max

Comprising a range of eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset ceramic sink and antique style mixer tap over, integrated Smeg dishwasher, Smeg cooker, space for upright fridge freezer, vinyl tiled effect floor covering, two radiators, two UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear gardens, recessed spotlights to ceiling, glass display cabinet, cupboard housing gas fired central heating boiler.

Door from reception hallway/dining room gives access to:

Bedroom

16'11 x 10'10

Having UPVC double glazed window to front, radiator, wood effect flooring, coving to ceiling.

Door from bedroom gives access to:

Ensuite shower room

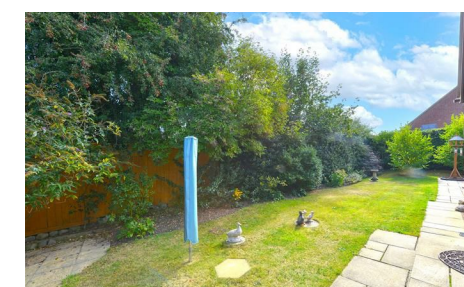
Having tiled shower cubicle, WC with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, vinyl tiled effect floor covering, radiator, shaver point. wall mounted extractor fan.

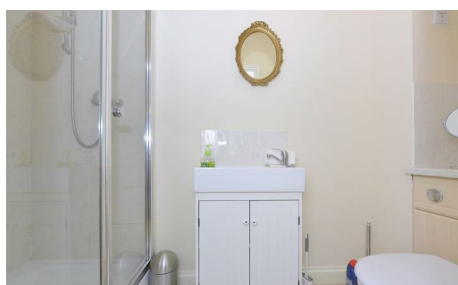
From reception hallway/dining room stairs rise to:

First floor landing

Having eaves storage, Velux roof window to front.

From first floor landing doors give access to: Two bedrooms and bathroom.





Bedroom

13'10 x 12'8

Having part sloping ceilings, radiator, UPVC double glazed window to front, eaves storage, Velux roof window to rear, built-in HIs and Hers wardrobes. From bedroom arch gives access to:

Dressing room

9'11 x 8'1

Having Velux roof window to rear, eaves storage, radiator. From bedroom door gives access to:

Ensuite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, vinyl floor covering, radiator, Velux roof window with pleasing aspect to front, extractor fan to ceiling.

Bedroom

11'11 x 11'11 excluding recess

Having UPVC double glazed window o front, Velux roof window to rear, eaves storage, radiator.

Bathroom

Having a three piece suite comprising: Timber style panel bath with antique style mixer tap over with hand-held shower attachment off, low flush WC, pedestal wash hand basin, radiator, wood effect flooring, tiled splash surrounds, extractor fan to ceiling.

Outside

To the front of the property there is a lawn garden with mature hedging creating good levels of privacy, paved pathway gives access to front door. To the side of this there is a stone driveway providing ample off street parking, one double socket lighting point, two lantern lights, which gives access to:

Garage

Having electrically operated roller door to front and up and over door to rear. Gated pedestrian side access then leads to the property's:

Pleasing rear gardens

Comprising: Patio with matching pathway, outside electrical power point, three bulk-head power lights, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are fully enclosed and offer good levels of privacy. Within the garden there are two useful brick stores.

Brick store one

12'6 max x 12'6 max

Brick store two

7'9 x 5'9

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND E

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

