



**Zaza Johnson & Bath**  
Estate Agents

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## **Breidden, Calcott Lane, Bicton, Shrewsbury, Shropshire, SY3 8EX**

**£635,000**

Tucked away in a secluded spacious plot, this attractive 4 bedroom detached house offers substantial accommodation within a rural setting, just a short distance from the town. The Generous Entrance Hall Is Flanked By A Dining Room And Sitting Room. A Magnificent Living Room Leads To A Glorious Garden Room With Wood Stove. The Quality Kitchen/Breakfast Room Leads To A Utility Room And WC. Upstairs Are 4 Large Bedrooms, Luxurious 6 Piece En-suite Bathroom And Shower Room. Outside Is A Double Garage, Gorgeous Gardens And Range Of Useful Outbuildings. No Upward Chain. Must Be Seen For Full Appreciation.



## Breidden, Calcott Lane, Bicton, Shrewsbury, Shropshire, SY3 8EX

### Accommodation comprises

Part glazed entrance door.

### Entrance Hall

Staircase leading to First Floor, useful under stairs store.

### Dining Room 14' 6" max x 9' 0" (4.42m x 2.74m)

Glass fronted display cabinets set to alcoves, walk in hard wood double glazed window to the front.

### Sitting Room 14' 6" max x 11' 9" (4.42m x 3.58m)

Little Wenlock wood burner set to stone hearth, walk in hard wood double glazed bay window to the front, glazed door with steps leads down to the Garden Room.

### Living Room 24' 0" x 14' 2" (7.31m x 4.31m)

Recessed fireplace with Clearview log burner set to slate hearth with feature surround, hard wood double glazed French doors with side panels lead to delightful sun terrace and enjoy lovely views over the garden, further window, 2 ornate ceiling roses.

### Garden Room 23' 2" x 12' 9" (7.06m x 3.88m)

Tiled floor with electric under-floor heating, Clearview log burner set to slate hearth, bespoke, oak fitted window seating with storage beneath, uPVC double glazed windows to all sides, French doors and clear glass roof provide fantastic natural lighting and glorious views of the garden.

### Kitchen/Breakfast Room 20' 3" x 12' 1" (6.17m x 3.68m)

Fitted with an excellent range of quality units with soft close doors, ample Corian work surfaces incorporating 1 1/2 bowl sink unit with drainer and matching Corian splash backs, Amtico LVT flooring, space and plumbing for dishwasher and American style fridge/freezer, ample space for further appliances, tiled areas, oil fired Aga with 4 ovens, 2 hot plates and integrated halogen double hob.

### Utility Room 14' 5" x 6' 11" (4.39m x 2.11m)

Tiled flooring, range of units and work surfaces, Belfast style sink unit with tiled splash, space for washing machine and tumble dryer, Trianco oil fired central heating boiler, built in shelved storage cupboard, part glazed door to rear garden.

### Cloakroom/WC

Low level flush WC, part tiled walls, tiled floor window to the side. Could be extended into adjacent storeroom.

### First Floor Landing

Window enjoying aspect over fields to the front.

### Bedroom 1 16' 7" x 14' 0" (5.05m x 4.26m)

Fitted with an extensive range of wardrobes with mirror fronted sliding doors, dual aspect windows overlooking garden, additional built in storage cupboard, loft access.

### En Suite Bathroom 10' 10" x 7' 1" (3.30m x 2.16m)

Tiled flooring with under floor heating. The fully tiled bathroom is fitted with quality suite providing a large, deep fill bath, twin wash basin set Utopia vanity unit with cupboards beneath, Corian surface and splash, large corner shower cubicle with mains fed power shower and sliding screen, WC, heated towel rail, tiled walls, twin mirrored cabinets with shaver sockets

### Bedroom 2 12' 3" x 11' 9" (3.73m x 3.58m)

Fitted wardrobe with mirror fronted sliding doors, window with open aspect.

### Bedroom 3 12' 3" x 9' 0" (3.73m x 2.74m)

Fitted wardrobes with mirror fronted sliding doors, window with attractive outlook.

### Bedroom 4 12' 3" x 8' 2" (3.73m x 2.49m)

Fitted wardrobes with mirror fronted sliding doors, window with views over the garden.

### Shower Room

Tiled flooring with under floor heating, fitted with corner power steam shower with multi drench function, drench head and additional feeder shower connection, twin wash basin with Corian top and Utopia cupboards beneath, WC, heated towel rail, twin mirrored cabinets with shaver sockets, built in airing cupboard, window to the side.

### Outside

Approached over a wide gravel driveway providing parking for 5-6 cars.

### Large Double Garage 21' 1" x 18' 10" (6.42m x 5.74m)

Twin remote control electric roller doors, power and lighting points, tap.

### Front Garden

Providing lawn with shrub beds and borders and trees, pathway to entrance door and front gate with stone seating area.

### Rear Garden

Extensive garden extends to the rear and side mainly laid to lawn with attractive shrub beds and borders, selection of trees including Magnolia, fig, apple and plum, covered sun terrace, tap and outside power socket. There is an additional paved section and lower area of garden with further patio with lawn and trees. The garden offers great privacy and is enclosed by hedging and fencing.

### Out Buildings

In addition to the Garage there are lean-to log stores, a block built store 9' x 8' with power and lighting, a cedar wood, brick greenhouse 12'3" x 9'5" and insulated timber summer house 9'7" x 9'7.

### Agents' Note

The property has the income benefit of 4 kw photovoltaic panels on a transferable feed-in tariff scheme and providing a generous contribution towards home electricity use.

### Local Information

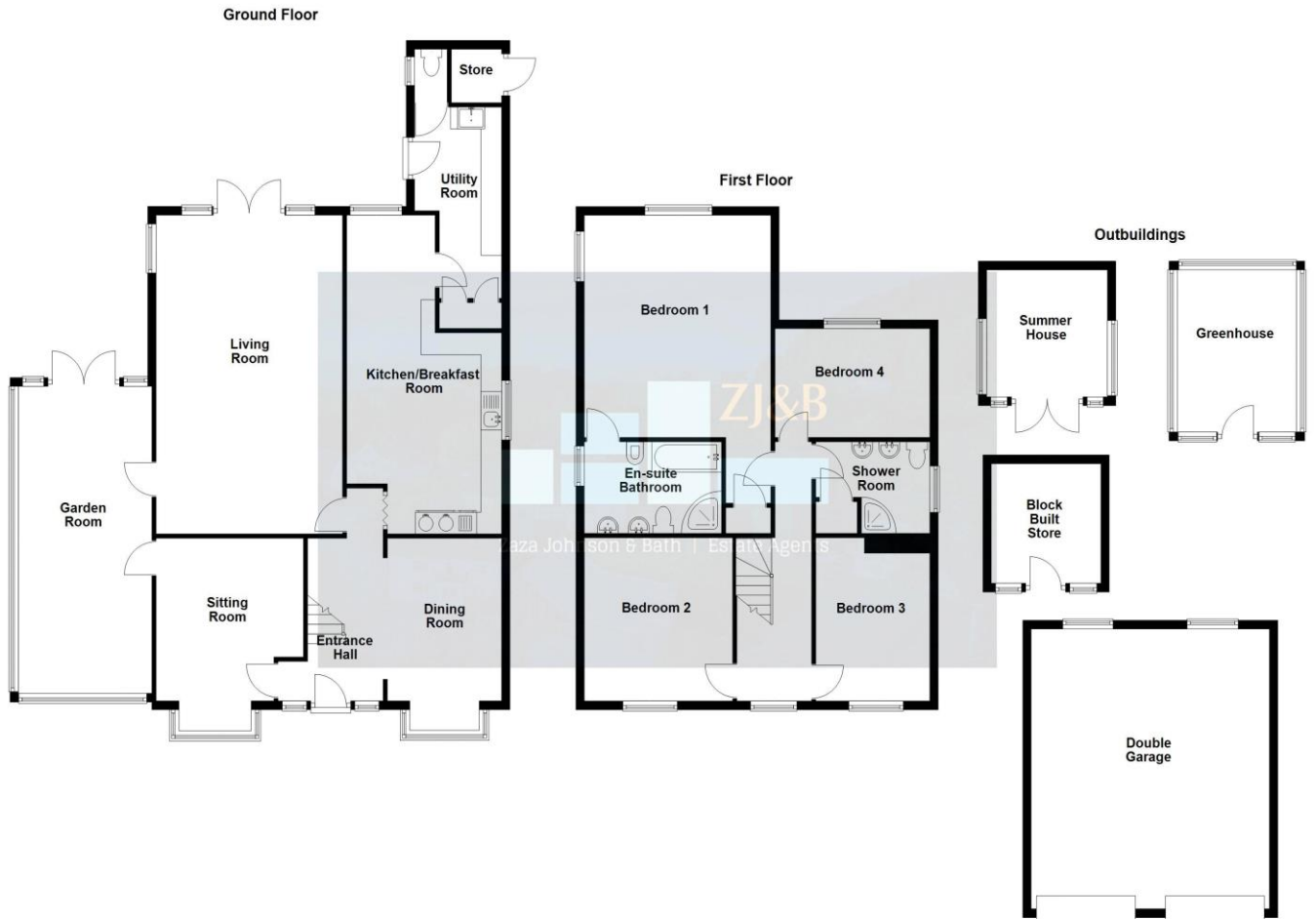
This spacious family home is situated in its own private grounds with stunning conservatory overlooking the garden. Situated in the popular village of Bicton which has a community hall, church, primary school, park and playing fields, The property is within walking distance of the park and ride providing transport to the historical town of Shrewsbury with theatre, bus and railway stations, fabulous shops and restaurants and the Quarry Park. There is a large Co-op, hairdressers, takeaways, restaurants and primary school close by.

### Council Tax Band F

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



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 guide to aid your understanding of the property. Plan produced using PlanUp.

Breidden, Calcott Lane, Bicton

FLOOR PLANS FOR GUIDANCE ONLY – Approx 2,077 sq ft 192 sq m

English | [Cymraeg](#)

## Energy performance certificate (EPC)

Breidden Calcott Lane Bicton SHREWSBURY SY5 8DZ	Energy rating <b>D</b>	Valid until: 4 May 2023 Certificate number: 8436-1012-2274-4407-2204
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Property type Detached house

Total floor area 193 square metres

### Rules on letting this property

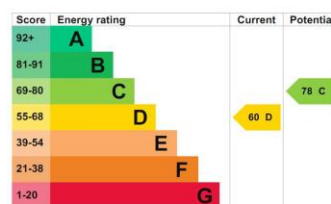
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-properties>).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance





### FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**