



Zaza Johnson & Bath
Estate Agents

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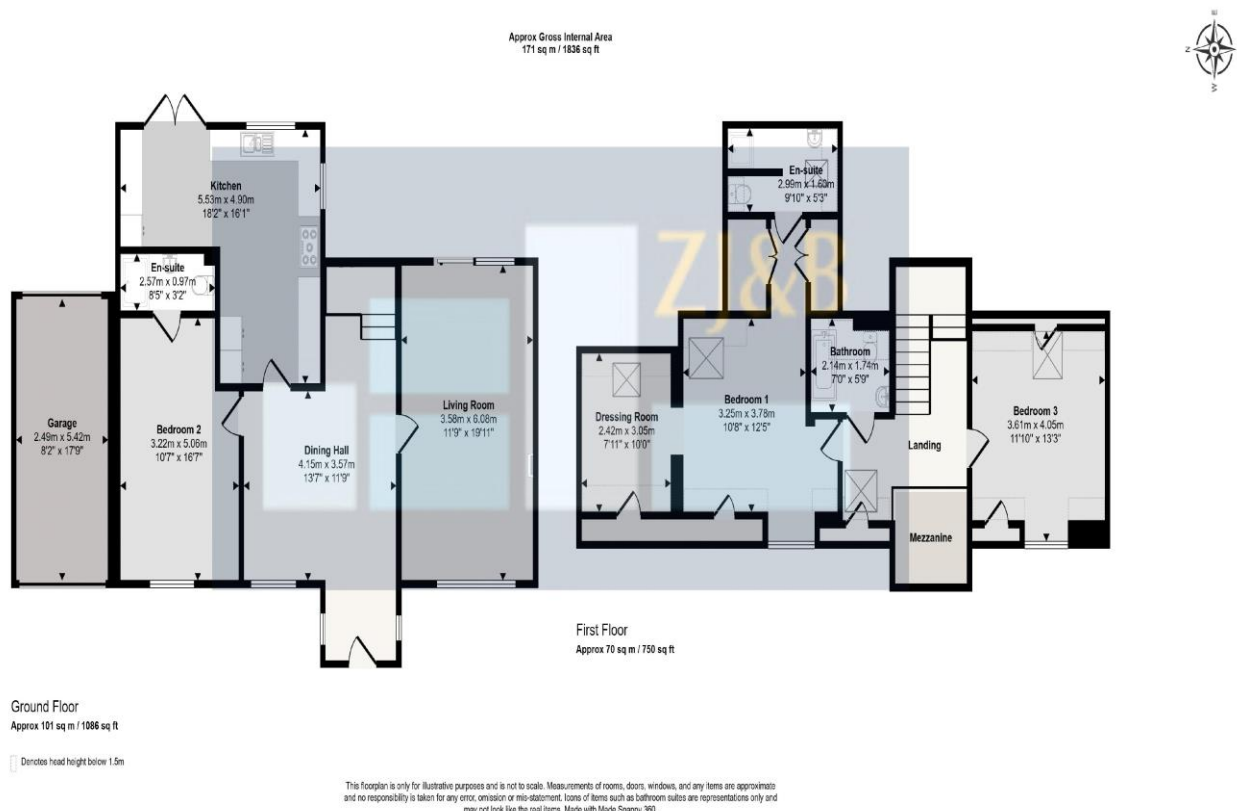
**Maranatha, Dorricotts Place, Yockleton,
Shrewsbury, Shropshire, SY5 9PH**

Offers in the Region Of £499,995

A deceptively spacious detached, dormer-style bungalow, situated approximately 7 miles to the west of Shrewsbury with its many amenities.



Forming part of a select development of just 3 properties, this detached dormer-style bungalow is, without doubt, much larger than first appears, and is situated approximately 7 miles to the west of Shrewsbury with its many amenities. The property is approached over a stone driveway allowing ample parking for several vehicles, and access to the garage with an electric roller door. The front garden is lawned with mature hedging around. The accommodation begins with the impressive Dining/Hallway, making a dramatic centre piece to the property. To the right is living room with feature fireplace and patio doors leading to the garden. To the rear of the hall is an attractive 'L' shaped Kitchen/Breakfast room fitted with a good range of units with wooden worktops, there is a Smeg range cooker and French doors providing access to the garden. To the left of the Hall is the ground floor Bedroom with an En-suite Shower Room. From the Hall the staircase leads to a galleried Landing with is another pleasing feature of the property. The main double Bedroom has built-in his and hers wardrobes, a generous separate Dressing Room and En-suite Shower Room. The second Bedroom is another generous double room, and the main Bathroom is fitted with a 3-suite. Outside the garden offers great privacy and comprise patio, lawns with an excellent variety of shrubs. IN addition, there is a large brick-built Workshop and a further Store. The property also enjoys gas central heating and double glazing.



FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

Maranatha Domicott's Place Yockleton SHREWSBURY SY5 9PH	Energy rating C	Valid until: 25 May 2030
		Certificate number: 0879-2856-6150-2820-8235

Property type Detached house

Total floor area 149 square metres

Rules on letting this property

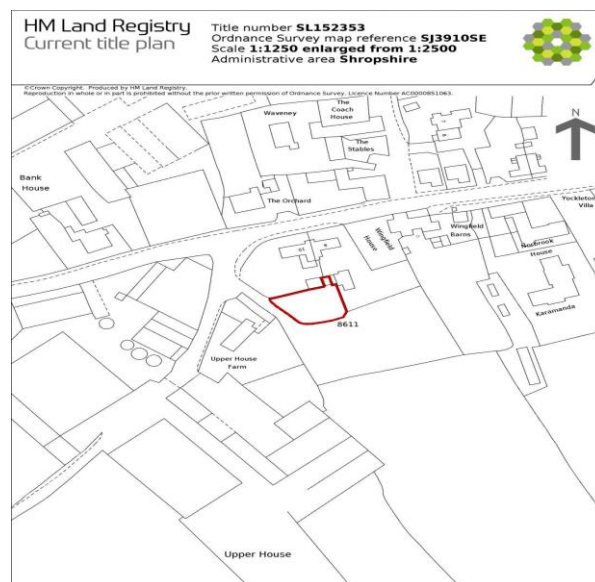
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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



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Council Tax Band E

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.

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

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

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Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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