ZJ&B

Zaza Johnson & Bath
Estate Agents

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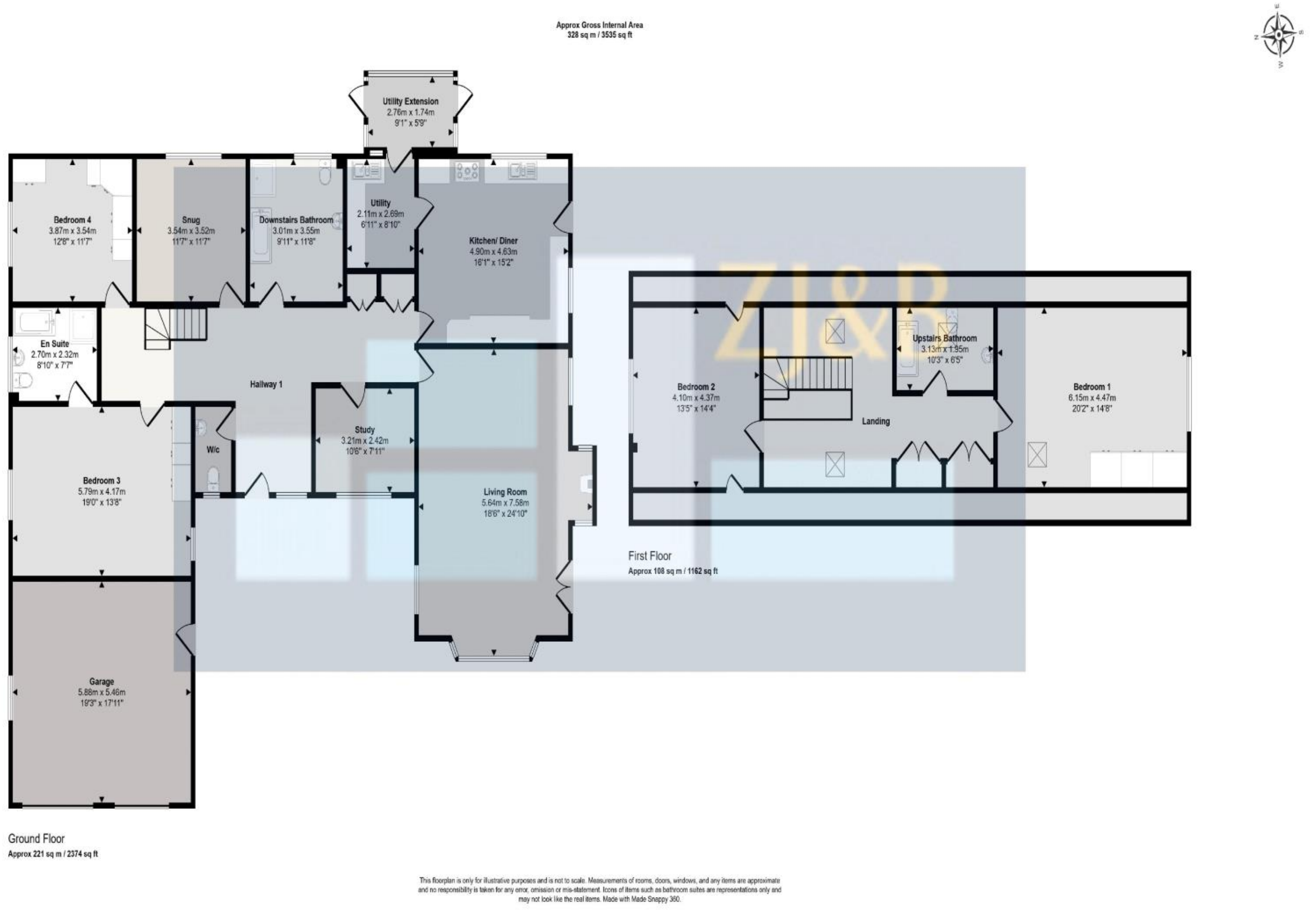
Cricklewood Lodge, Yockleton, Shrewsbury, Shropshire, SY5 9PH

£650,000

Built in 2001, this substantial and beautifully positioned dormer bungalow offers an outstanding combination of space, versatility, and breathtaking rural surroundings.

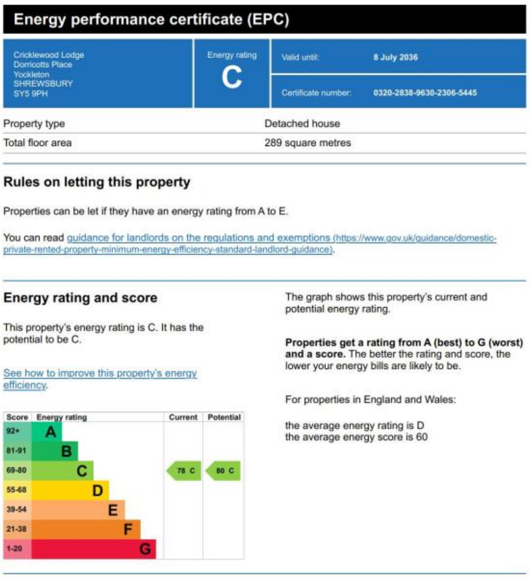
Built in 2001, this substantial and beautifully positioned dormer bungalow offers an outstanding combination of space, versatility, and breathtaking rural surroundings. Set within the highly sought-after village of Yockleton, this is a rare opportunity to acquire a unique home enjoying idyllic countryside views, including spectacular vistas towards Pontesford Hill.The well-proportioned accommodation is thoughtfully arranged and comprises a welcoming entrance hall, spacious living room, snug, kitchen/diner, utility room, downstairs WC, four large double bedrooms and two family bathrooms. Externally, the property sits within generous wrap-around gardens that make the most of the spectacular rural setting. The summer house provides the perfect place to relax and enjoy the peaceful surroundings, while the uninterrupted views across the local countryside and towards Pontesford Hill create a truly special backdrop. Properties of this calibre, size, and location rarely come to market in Yockleton. Offering spacious accommodation, beautiful gardens, and an enviable village setting, this exceptional home presents a unique opportunity for discerning buyers seeking countryside living without compromise. NO UPWARD CHAIN.



FLOOR PLANS FOR GUIDANCE ONLY





Energy performance certificate (EPC)

Cricklewood Lodge Dorricotts Place Yockleton SHREWSBURY SY5 9PH	Energy rating **C**	Valid until:	**8 July 2036**
		Certificate number:	**0320-2838-9630-2306-5445**

Property type	Detached house
Total floor area	289 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).

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.

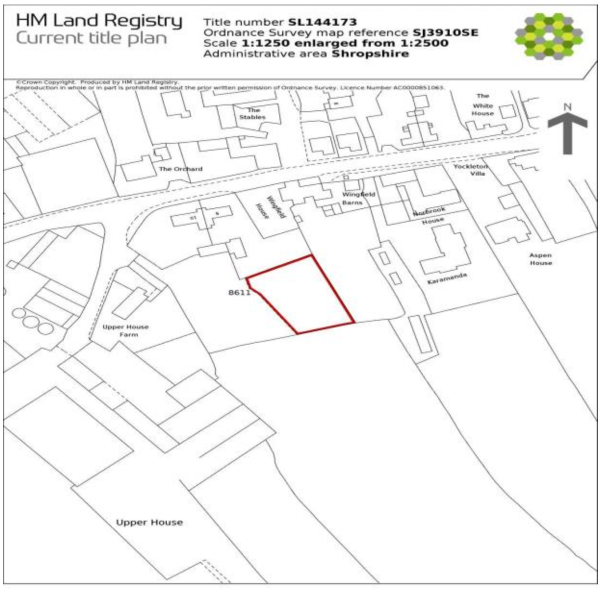
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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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.

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**