HOLLAND BROADBRIDGE

The Property Ombudsman

Important Notice - please read carefully
All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

HOLLAND BROADBRIDGE









Offers In The Region Of £625,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

The Forge Yockleton, Shrewsbury, Shropshire, SY5 9PH











An attractive, spacious and much improved four double bedroom detached property, offering comfortable and highly appealing living accommodation throughout, occupying a delightful generous size plot extending to approximately 0.5 of an acre. The property enjoys a lovely semi-rural setting within the popular village of Yockleton with beautifully established grounds providing an excellent degree of privacy and space. A particular appealing feature is the way in which the gardens extend down towards a local brook, creating a peaceful and picturesque backdrop and providing a wonderful setting in which to relax and enjoy the surrounding countryside. Yockleton is a highly regarded village situated approximately 7 miles west of the historic county town of Shrewsbury, surrounded by attractive open countryside and enjoying a strong sense of community. The village has a pleasant rural character, with the holy trinity church, village hall and the well regarded Yockleton Arms nearby. The surrounding area provides an abundance of opportunities for walking and enjoying the beautiful Shropshire countryside. The Shrewsbury by-pass is readily accessible, providing convenient connections towards the A5 and M54 towards Telford, Birmingham and the wider West Midlands. Shrewsbury itself is easily reached and offers extensive range of shopping, dining, recreational and educational facilities together with a mainline railway station. The combination of generous accommodation, attractive well established grounds, a peaceful Brookside setting and excellent accessibility makes this property a fantastic purchase for a number of buyers. Early viewing is recommended by the agent.

The accommodation briefly comprises of:
Entrance porch, lounge, dining room, garden room, sun room, re-fitted kitchen / breakfast room, re-fitted utility room, rear lobby, re-fitted ground floor shower room with wc, first floor landing, four double bedrooms, bespoke re-fitted family bathroom, well established front, side and large rear gardens (plot size extending to approximately 0.5 of an acre), generous driveway, double garage (currently two single garages), UPVC double glazing, oil fired central heating and viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch
Having tiled floor and UPVC double glazed window. Wooden door then gives access to:

Dining room
14'4 x 13'4 max into staircase recess
Having UPVC double glazed windows to front and rear of property, radiator and feature exposed beam to ceiling. Door from dining room gives access to:

Lounge
15'2 x 14'5
Having UPVC double glazed window to front, exposed beam to ceiling, period style fireplace with marble style fire surround and radiator. UPVC double glazed door from lounge gives access to:

UPVC double glazed sunroom
9'3 x 7'4
Having a stone and brick base, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors giving access to rear gardens, polycarbonate roof and wood effect flooring.

Wooden framed glazed double doors from lounge gives access to:

Garden room
14'2 x 10'1
Having a feature vaulted ceiling with exposed beams and timbers, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side and radiator.

Door from dining room gives access to:

HOLLAND BROADBRIDGE

Offers In The Region Of

£625,000





















Re-fitted kitchen / breakfast room
15'0 x 12'1
Having a range of attractive replaced eye level and base units with built-in cupboards and drawers, feature Stanley stove set to an exposed brick and tiled chimney breast, fitted wooden worktops with inset ceramic 1 1/2 sink and mixer tap over, integrated tilt and hide Neff oven with Neff microwave combination oven above, integrated fridge/freezer, Neff dishwasher, UPVC double glazed windows to front and side of property, plate rack, wine rack, glass display cabinet, John Lewis five ring induction hob with stainless steel cooker canopy, tiled splash surrounds. Door from re-fitted kitchen / breakfast room gives access to:

Utility room
11'11 x 10'3
Having base units with pullout larder style storage cupboards, fitted wooden worktops with inset Belfast style sink with mixer tap over, tiled splash surrounds, two UPVC double glazed windows, space for American style fridge / freezer and UPVC double glazed door giving access to side of property.

From dining room door gives access to:

Rear lobby
5'9 x 4'5
Having UPVC double glazed window to rear, UPVC double glazed door giving access to rear of property, tiled floor and radiator. Door from rear lobby gives access to:

Re-fitted shower room
Having corner shower cubicle, wc with hidden cistern, wall mounted wash hand basin with mixer tap over, tiled floor, strip light with built-in shaver point and UPVC double glazed window to rear.

From dining room stairs rise to:

First floor landing
Having UPVC double glazed window with pleasing aspect to rear and radiator. Doors from first floor landing then give access to four double bedrooms and re-fitted family bathroom.

Bedroom one
15'8 x 12'7 max into wardrobe recess
Having UPVC double glazed windows to front and rear of property which provide pleasing aspects, two radiators, loft access, range of fitted wardrobes, dressing table and chest of drawers.

Bedroom two
15'2 x 10'2
Having two UPVC double glazed windows and radiator.

Bedroom three
10'3 max reducing down to 10'0 x 11'10
Having UPVC double glazed window to front, radiator and period style fireplace.

Bedroom four
13'9 x 6'8
Having UPVC double glazed window with pleasing aspect to front and radiator.

Re-fitted family bathroom
Having a bespoke white suite comprising: Double width shower cubicle, shaped panel bath with mixer tap over, wc with hidden cistern, wash hand basin set to vanity unit, fully tiled to walls, tiled floor, heated chrome style towel rail, UPVC double glazed window to side, recess spotlights to ceiling and airing cupboard.

HOLLAND BROADBRIDGE

Offers In The Region Of

£625,000

Outside
T the front of the property there are lawned gardens with mature shrubs and a stone brick wall screening the pedestrian pathway and road. A brick paved pathway then gives access to the front of the property. To the side of the property there is a further mature shrubbed area with low maintenance stone sections, lawned gardens and a ray of mature shrubs, plants, bushes and glazed greenhouse. Parking is provided by a generous brick paved driveway providing ample off-street parking for a number of vehicles access is then given to two good sized single garages.

Garage one
15'0 x 9'1
Having UPVC double glazed window to rear, up and over door.

Garage two
15'3 x 10'0
Having three UPVC double glazed windows, pedestrian service door to side, up and over door.

To either side of the property access is then given to:

Generous well maintained rear gardens
Which comprise: paved patio, raised paved sun terrace, outside cold tap, lawned gardens leading down to a local brook, an a ray of mature shrubs, plants, bushes and trees, timber garden shed, the rear gardens provide good levels of privacy and the plot in total extends to approximately 0.5 of an acre.

Services
Mains water, electricity and septic drainage 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 F

Tenure

Mortgage services

Referral fee disclaimer

Disclaimer



Total area: approx. 192.7 sq. metres (2074.4 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel. 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.