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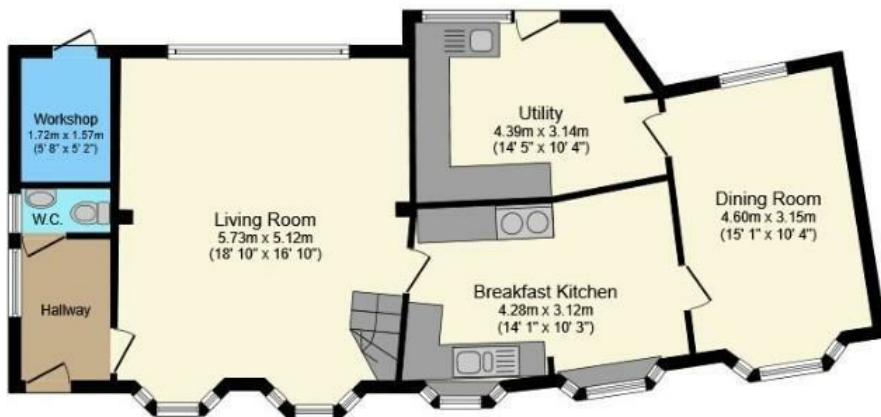
Weavers Cottage Hadley End, Yoxall, Burton-On-Trent, DE13 8PF
Offers In

Weavers Cottage Hadley End, Yoxall, Burton-On-Trent, DE13 8PF

Offers In Excess Of £650,000

welcome to Weavers Cottage, a wonderful family home where the original parts date back to 1850, offering lots of charm and traditional features and positioned in a rural part of the ever popular village of Yoxall. Views to the rear of the property make this forever home feel tranquil and are enjoyed from the garden. The property has part UPVC double-glazing, oil fired central heating and a septic tank. The quirky and interesting accommodation briefly comprises; Entrance Hallway, Guest WC, Generous Living Room with Log Burner and Picture Window, Breakfast Kitchen with an Aga, Dining Room and Utility Room. First Floor Landing, Office, Four Bedrooms, Shower Room and a Jack & Jill Bathroom. Extensive Parking to the Front with a Triple Car Garage, Beautiful Rear Garden with Open Views and a Workshop. Viewing is essential to soak in the style and position of the property. EPC rating - C

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Ground Floor



First Floor



Outbuilding

Total floor area 220.3 sq.m. (2,371 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Entrance Hallway

accessed via a timber front entrance door and having a ceiling light point, ceiling timbers, radiator, tiled flooring and a window to the side aspect

Guest WC

having a vanity hand wash basin and a close-coupled WC. Ceiling light point, ceiling timbers, tiled floor and a window to the side aspect

Living Room

having a feature stone fireplace with a log burner on a stone hearth. Ceiling timbers, five wall light points, three radiators, stairs to the first floor, UPVC double-glazed picture window overlooking the rear garden and two bow windows to the front aspect

Breakfast Kitchen

having a range of wall and base units, granite effect work surfaces with co-ordinating upstands and an inset ceramic sink with drainer. Benefitting from an Aga and an integrated dishwasher. Three ceiling light points, part tiling to the walls, radiator, tiled floor and two bow windows to the front aspect

Utility Room

having a range of wall and base units with roll top work surfaces and an inset stainless steel sink. Appliance spaces for a washing machine, tumble drier and fridge-freezer. Ceiling light point, tiled floor, UPVC double-glazed window to the rear and a UPVC double-glazed door giving access to the rear garden

Dining Room

having decorative ceiling beams, four wall light points, two radiators, UPVC double-glazed window to the rear aspect and a bow window overlooking the front

Office/Study

on the first floor accessed from the staircase and having fitted storage, wall light point and a radiator. Open onto the landing

First Floor Landing

having two wall light points, radiator and a UPVC double-glazed window overlooking the rear aspect

Bedroom One

benefitting from a range of fitted furniture providing hanging and storage space. Ceiling light fan, two radiators and dual aspect UPVC double-glazed windows to the front and rear

Bedroom Three

having a triple fitted wardrobe providing lots of hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Family Shower Room

having a fully tiled double walk-in shower enclosure with an over head mains powered fitment and a vanity unit housing the hand wash basin and WC. Inset ceiling spotlights, towel radiator, fitted storage cupboard, laminate flooring and a UPVC double-glazed window to the front aspect

Bedroom Two

again benefitting from a range of fitted wardrobes. Loft access, wall light point, radiator and a UPVC double-glazed window to the front aspect. Door into the

Jack and Jill Bathroom

having a panelled corner bath with an over head electric shower fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, loft access, part tiling to the walls, towel radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

Bedroom Four

having a ceiling light point, exposed wall timber, radiator and a UPVC double-glazed window to the rear aspect. Access into the Jack and Jill Bathroom

Outside

the property sits back from the road with a wide frontage comprising of a lawn, canopied front entrance door and extensive parking for several vehicles, to one side there is a paved driveway with double wrought iron gates to the rear garden while to the other side there is a pebbled driveway which leads to the detached triple car garage accessed via up and over doors and having light and

power. There is a pedestrian gate giving access to the rear garden along a paved pathway.

the wide rear garden enjoys open views and has paved patio seating areas, lawn, well stocked borders, established shrubs and hedges. There is a timber storage shed, boiler room, two useful outside water taps, TESLA generator, oil tank, gates giving access to the front and a UPVC personnel door into the garage. There is also a UPVC double-glazed door into the small workshop which has fitted units, sink, light and power

AGENTS NOTE

the property runs on oil fired central heating and has a septic tank

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
Not energy efficient - higher running costs		
(1-20) G		

The particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are taken on the day of the visit. We do not guarantee the accuracy of the information provided and we do not accept any liability for any loss or damage arising from the use of the information provided. For more information on the Energy Efficiency Rating scheme, please visit [www.gov.uk/energy-efficiency](#)

England & Wales

EU Directive 2002/91/EC

and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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