

# HUNTERS®

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## Lightwood Road

Yoxall, Burton-On-Trent, DE13 8QE

£325,000



Council Tax: C



£325,000



#### Entrance

via a UPVC double-glazed front entrance door into the

#### Open Plan Dining Kitchen

having a range of wall and base units with roll top work surfaces and an inset acrylic sink with drainer. Appliance space for a Range cooker and an integrated dishwasher. Two ceiling light points, tiling to walls in the kitchen area, radiator, wood flooring and two UPVC double-glazed windows to the front aspect

#### Guest WC

having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Inset ceiling spotlight, extractor fan, radiator, co-ordinating wood flooring and a UPVC double-glazed window to the side aspect

#### Hallway

having a useful under stairs storage cupboard. Ceiling spotlights, co-ordinating wood flooring and stairs leading to the first floor

#### Utility Room

fitted with a wall mounted storage cupboard and having space with plumbing for a washing machine, space for a tumble drier and space for a free-standing fridge-freezer. Ceiling strip light, wall mounted central heating boiler, laminate flooring and a UPVC double-glazed stable door to the side aspect

#### Open Plan Living/Dining Room

a spacious open plan room perfect for family time. Benefiting from a log burning stove on a stone

hearth with an inset timber mantle, two wall light points, ceiling light point, two radiators, UPVC double-glazed window to the side aspect and UPVC double-glazed French doors into the rear garden

#### First Floor Landing

accessed via a return flight staircase and having a ceiling light point and access to the boarded loft

#### Master Bedroom

benefitting from a range of fitted wardrobes providing ample hanging and storage space. Ceiling light point, radiator and two UPVC double-glazed windows overlooking the views to the front aspect

#### Bedroom Two

a good-sized double bedroom having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

#### Bedroom Three

a generous single room with a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

#### Shower Room

fitted with a double corner walk in cubicle with mains powered shower fitments, vanity hand wash basin with storage and a close-coupled WC. Inset ceiling spotlights, extractor fan, towel radiator, vinyl flooring and a UPVC double-glazed window to the side aspect

#### Outside

the property is located in a cul-de-sac and is set back from the road behind the pedestrian pathway with a block paved driveway and a shale border.

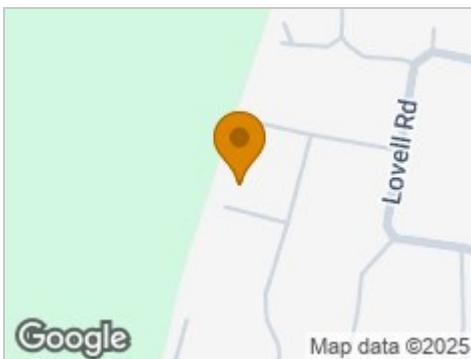
the landscaped rear garden has a paved pathway with steps up to an artificial lawn with raised beds, screen fencing and a useful garden shed. The timber gazebo which is over a paved patio seating area is perfect for entertaining and there is also a useful outside water tap and access to the side of the property

#### AGENTS NOTE

The property benefits from solar panels which were installed in 2014 - these are leased through A Shade Greener



## Road Map



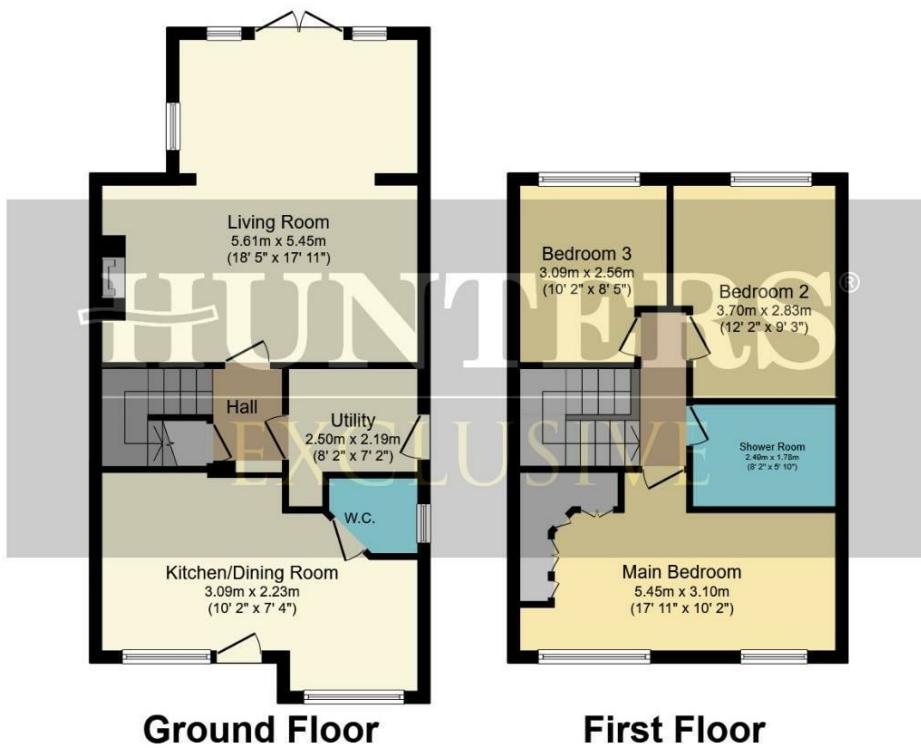
## Hybrid Map



## Terrain Map



## Floor Plan



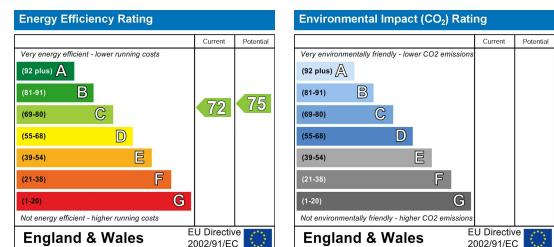
Total floor area 100.6 m<sup>2</sup> (1,083 sq.ft.) approx

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).  
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## Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These 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 approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales 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.