





A substantially four-bedroom detached family home offering a superb extended modern interior and generous living spaces throughout. The property features a stylish open-plan kitchen dining room which flows into a large garden room, creating an excellent family and entertaining space. With landscaped rear gardens offering a high degree of privacy, a driveway for multiple vehicles, and a garage, this well-presented home sits within a small, select cul-de-sac of similar properties. Early viewing is strongly advised.



Dimensions

- Lounge: 5.6m x 3.2m (18'4" x 10'5")
- Kitchen/Dining Room: 8.1m x 3.3m (26'6" x 10'9")
- Garden Room: 4.5m x 4.5m (14'9" x 14'9")
- Main Bedroom: 4.3m x 3.5m (14'1" x 11'5")
- Bedroom Two: 4.3m x 3.2m (14'1" x 10'5")
- Bedroom Three: 3.4m x 3.3m (11'1" x 10'9")
- Bedroom Four / Dressing Room: 4.4m x 2.8m (14'5" x 9'2")

Accommodation

Ground Floor

The property is entered through a welcoming hallway with stairs rising to the first floor, useful under-stairs storage and high-quality Amtico flooring which continues through the main living areas. To the front sits a well-proportioned lounge with a double glazed bay window, ceiling spot lighting and fitted carpet.

A cloakroom with wash hand basin, tiled splash backs and low-level WC is accessed from the hallway.

The impressive open-plan kitchen dining room extends across the rear of the property, enjoying views over the gardens through double glazed windows and bi-folding doors to the garden room. The space is fitted with a contemporary range of matching wall and base units with work surfaces over, integrated appliances, ceiling spot lighting and Amtico flooring. The dining area comfortably accommodates a family table and offers a sociable setting for everyday living.

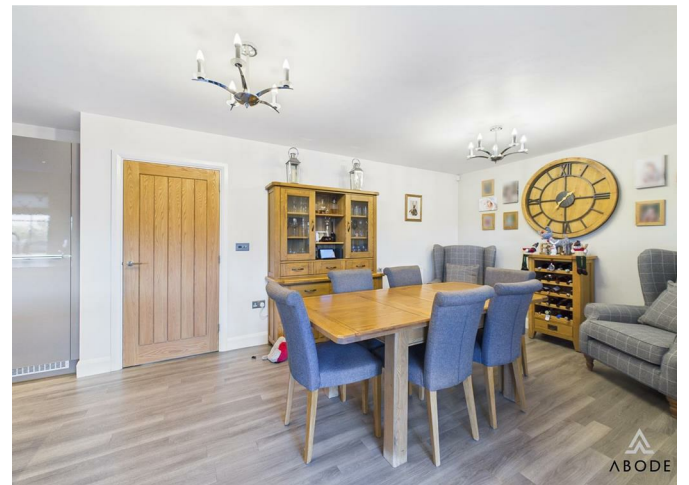


The garden room has been designed as a natural extension of the kitchen diner, with double glazed windows and doors to the rear garden, Amtico flooring, and recessed spotlighting, creating a bright and versatile reception space ideal for both relaxation and entertaining.

First Floor

The first-floor landing provides loft access and leads to four bedrooms and the family bathroom. The main







bedroom is a generous double with double glazed windows and fitted carpet, complemented by an en-suite shower room with enclosure, low level WC, wash hand basin, heated towel rail and tiled surrounds.

Bedroom two is another large double with a double glazed window and fitted wardrobe cupboards. Bedroom three is also a comfortable double with fitted wardrobes. Bedroom four, currently used as a dressing room, offers fitted wardrobes and access from both the landing and the main bedroom, providing flexibility for use as an additional bedroom, dressing room or home office.

The family bathroom is fitted with a matching white suite with tiled surrounds, heated towel rail and frosted double glazed window.

Outside

The landscaped rear garden enjoys excellent privacy and has been thoughtfully designed with a patio area for outdoor dining, a lawned section, and fenced boundaries providing a secure and private outdoor space. The garden is an ideal extension of the main living areas and well-suited to families and entertaining.

To the front, the property benefits from a garage with power and lighting as well as a driveway providing parking for two to three vehicles.

Location

The property is located within the highly regarded village of Yoxall, which offers a wide range of everyday amenities including a health centre, post office, village

store, newsagents, St Peter's Church and two public houses. St Peter's Primary School is situated within the village and feeds into the renowned John Taylor High School in Barton Under Needwood, both of which hold Ofsted 'Outstanding' ratings. The area is well-served by several private schools including Foremarke Prep, Denstone College, Repton and Lichfield Cathedral School.

Yoxall offers excellent links to nearby towns and cities via the A38, A515 and A50, with rail services available from Lichfield providing direct access to Birmingham and London. Birmingham and East Midlands airports are both within a comfortable driving distance.







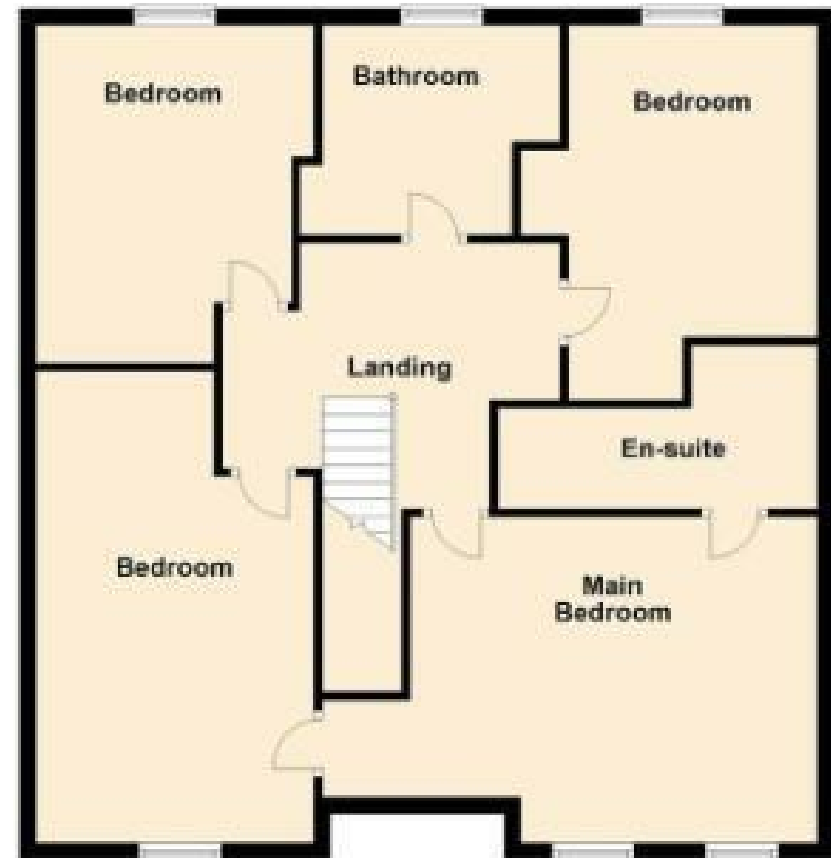


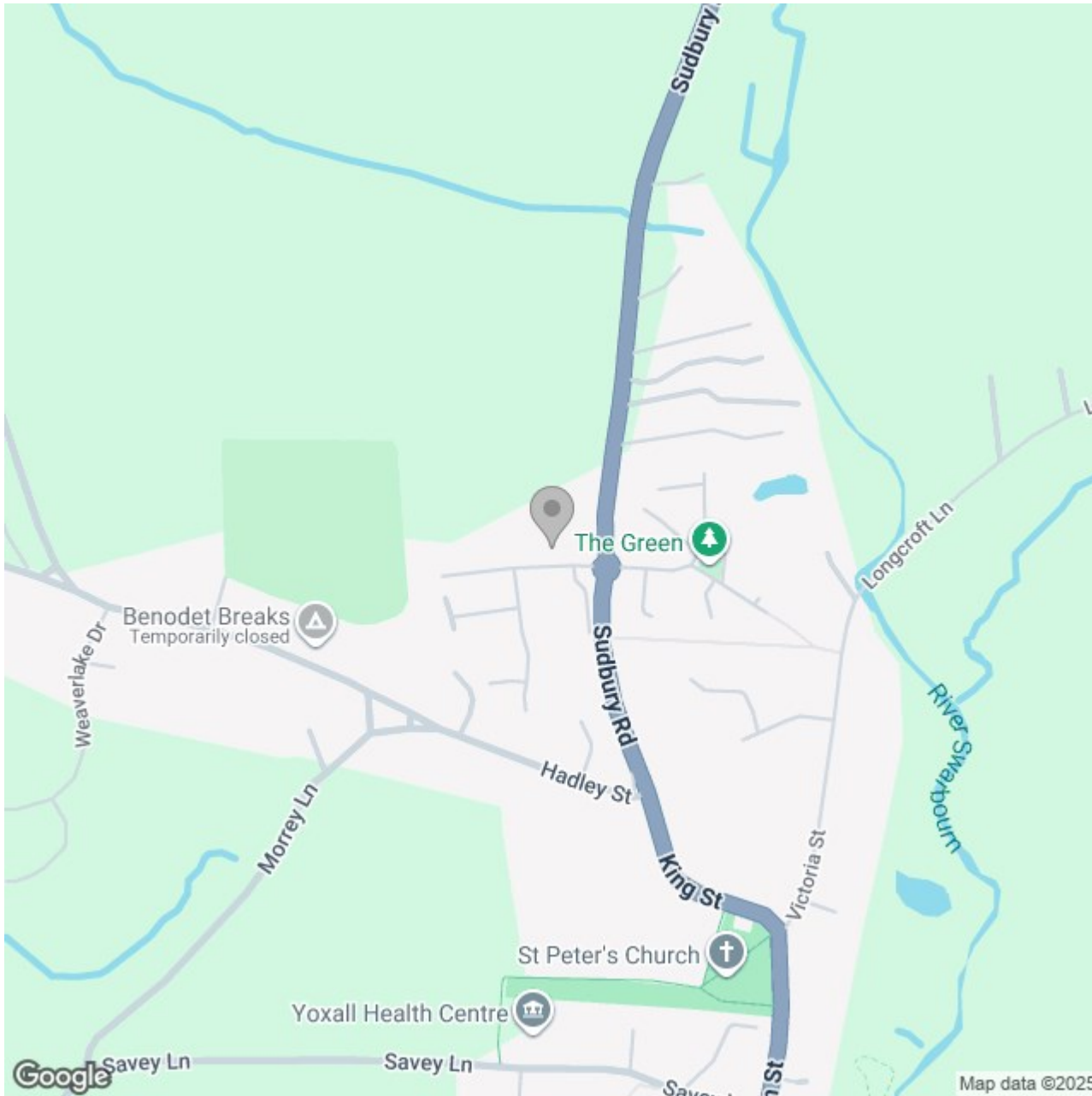


Ground Floor



First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 