





A beautifully appointed four bedroom detached home, situated within the desirable village of Yoxall having good access to a range of local amenities and transport links. The property benefits from having an impressive kitchen diner, two reception rooms, detached garage and driveway, private rear garden with open views and four well proportioned bedrooms with the master having an en-suite shower room. Viewing is highly recommended strictly via appointment only.



## Location

The charming and popular village of Yoxall offers an excellent range of amenities, including a health centre, St Peter's Church, and two pubs, all within a few minutes' walk from the property. St Peter's Primary School is situated within the village and feeds into the highly regarded John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. Additionally, there are several private schools in the area, including Foremarke Prep, Denstone College and Repton. Yoxall is well-placed for access to nearby towns and cities via the A38, A515, and A50, while rail services from Lichfield provide regular and direct links to Birmingham and London. The international airports of Birmingham and East Midlands are both within an easy drive.

## Accommodation

Entering through a composite front door, you are welcomed into a hallway featuring oak internal doors, under-stairs storage, a central heating radiator, and access to the study, living room, WC, cloaks, and kitchen diner. The study offers a versatile space with double glazed windows to the front elevation, half-height bespoke shutters, and a central heating radiator. The living room features double glazed French doors opening onto the beautifully landscaped garden, recessed spotlighting, and a central heating radiator. The stunning kitchen diner includes matching wall and base units, an integrated dishwasher, a double electric oven, a full-length fridge, an induction hob with an extractor



over, recessed spotlighting, a double glazed window to the rear with a beautiful garden view, another double glazed window to the front with half-height bespoke shutters, a central heating radiator, and ample space for a dining set. A door leads through to the utility room, which has additional wall and base units, space for a washing machine and tumble dryer, a central heating radiator, and a double glazed door leading out onto the garden.

## First Floor Landing







The first floor features a central heating radiator, loft hatch, and oak internal doors leading to the master bedroom, three further double bedrooms, and a family bathroom. The master suite is a light and airy space with a central heating radiator, double glazed windows to the front elevation, and a door leading to the ensuite shower room. The ensuite shower room comprises a low-level WC, wash hand basin with mixer tap, shower cubicle with gravity shower, partially tiled walls, a heated ladder rail, a convenient storage cupboard, and a double glazed window to the front elevation. The second bedroom serves as a beautiful guest room with a central heating radiator and a double glazed window to the front elevation. The third and fourth bedrooms both have double glazed windows to the rear aspect, offering views over adjacent countryside, and central heating radiators. The fourth bedroom is currently used as a dressing room per the owner's preference. The family bathroom has a three-piece suite, including a wash hand basin with mixer tap, low-level WC, bath with mixer tap and gravity shower, partially tiled walls, a heated ladder rail, and a double glazed window to the rear elevation.

#### Outside

The front of the property features a stunning block-paved driveway that wraps around to the front entrance door with a storm porch overhead. The driveway to the side leads to the detached single garage and pedestrian access to the rear garden. The rear garden is beautifully landscaped, with a patio area ideal for seating, a lawn, a low hedge with views over adjacent countryside, and a deck area for additional seating.





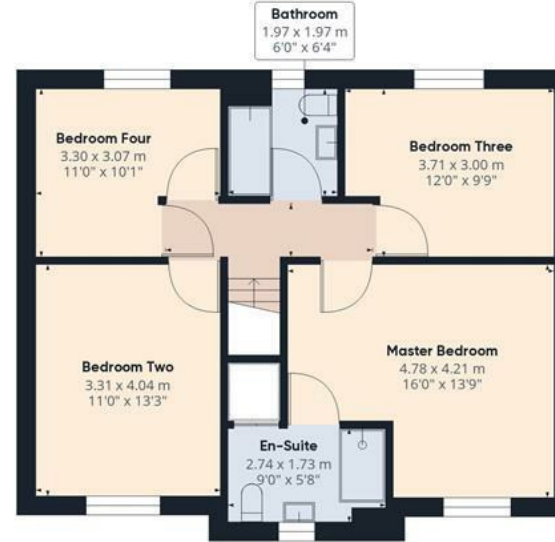








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

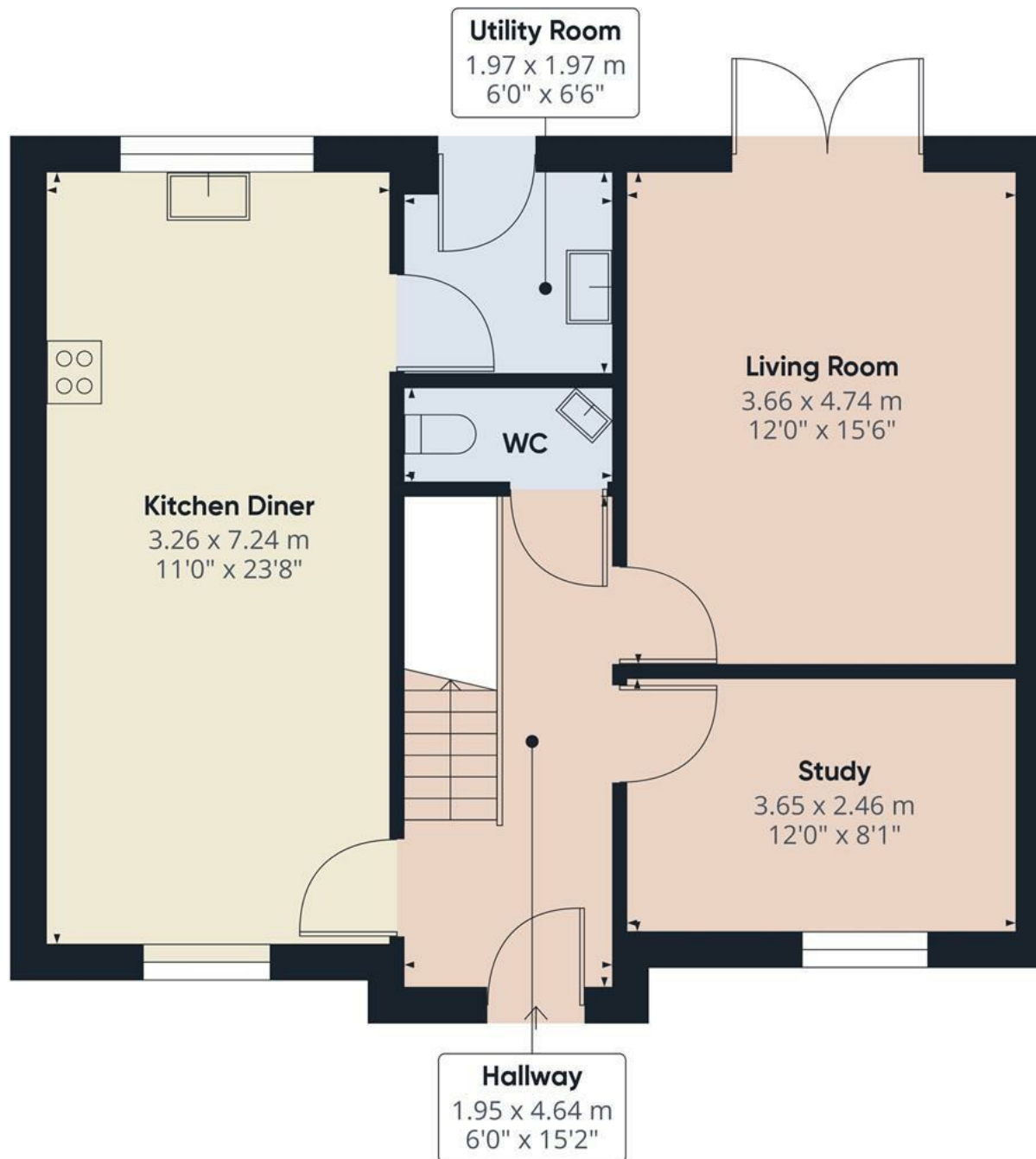
147.82 m<sup>2</sup>

1591.12 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area<sup>(1)</sup>

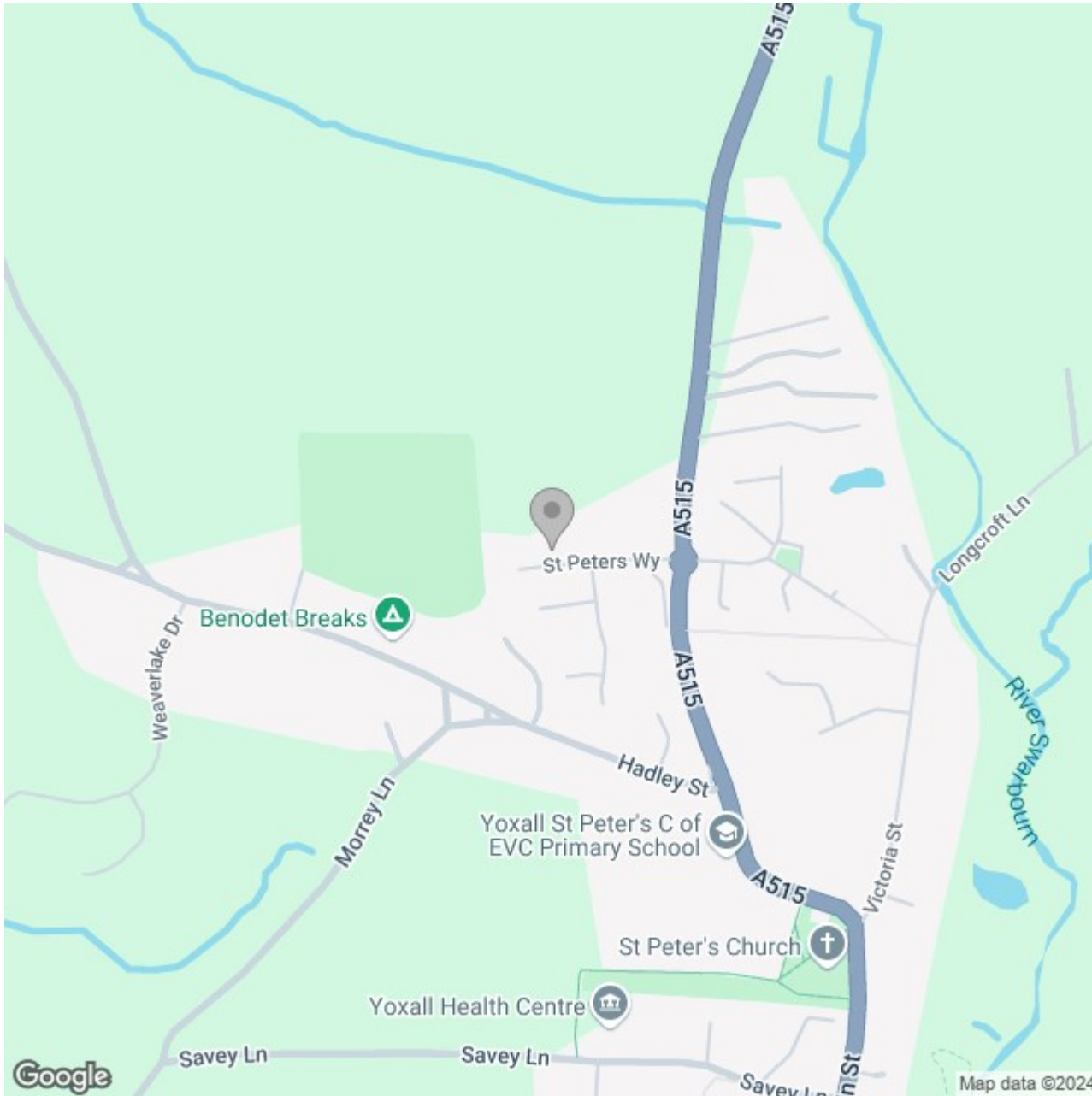
66.26 m<sup>2</sup>

713.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	