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SALES & LETTINGS

Lightwood Road, Yoxall, DE13 8QD

Asking Price £325,000

https://www.abodemidlands.co.uk

An extended three bedroom semi-detached home situated in the highly desirable village of Yoxall, offering spacious and versatile accommodation along with a particularly generous rear garden. The property benefits from two reception rooms, a well-appointed kitchen diner, three bedrooms and a generous family bathroom. Externally the home enjoys a good sized driveway providing off-street parking and access to an oversized garage, together with a mature rear garden offering excellent outdoor space. The property also falls within the sought-after John Taylor High School catchment area, making it an appealing option for families.

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Accommodation

Ground Floor

The accommodation is entered via a welcoming entrance hallway with stairs rising to the first floor and doors leading to the principal living spaces. The main living room is a spacious room centred around a striking brick fireplace, creating a natural focal point and providing ample space for seating and family living. From here, glazed doors lead through to the garden room, which enjoys views over the rear garden and provides an additional reception space suitable for relaxing or dining.

The kitchen diner is fitted with a range of wall and base units with preparation work surfaces, space for appliances and room for a dining table. A door provides internal access to the oversized garage, offering useful storage and practical space for hobbies or workshop use.

First Floor

The first floor landing leads to three well-proportioned bedrooms and the family bathroom. The master bedroom is a comfortable double room with fitted wardrobes and a large window allowing for plenty of natural light. The second bedroom is also a double room overlooking the rear aspect, while the third bedroom is ideal as a single bedroom, nursery or home office.

The family bathroom is generous in size and features a corner bath, wash hand basin with vanity unit and low-level WC.

Outside

To the front of the property there is a block paved driveway providing off-street parking and access to the oversized garage. The rear garden is a standout feature of the property, offering a generous lawn area surrounded by mature shrubs and planting. There are several seating areas including a pergola and decked space, along with a summerhouse and useful garden storage, making the garden ideal for outdoor entertaining and family use.

Location

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Yoxall is a well regarded village located between Burton upon Trent and Lichfield, offering a range of local amenities including a village shop, pubs, primary school and countryside walks. The property lies within the highly sought-after John Taylor High School catchment area and provides convenient access to nearby transport links including the A38 and A515, making it well placed for commuting to Burton, Lichfield, Derby and beyond.

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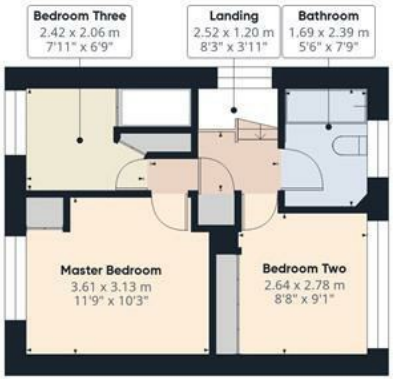
Floor 0



Floor 1

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Approximate total area(1)

124.9 m²

1343 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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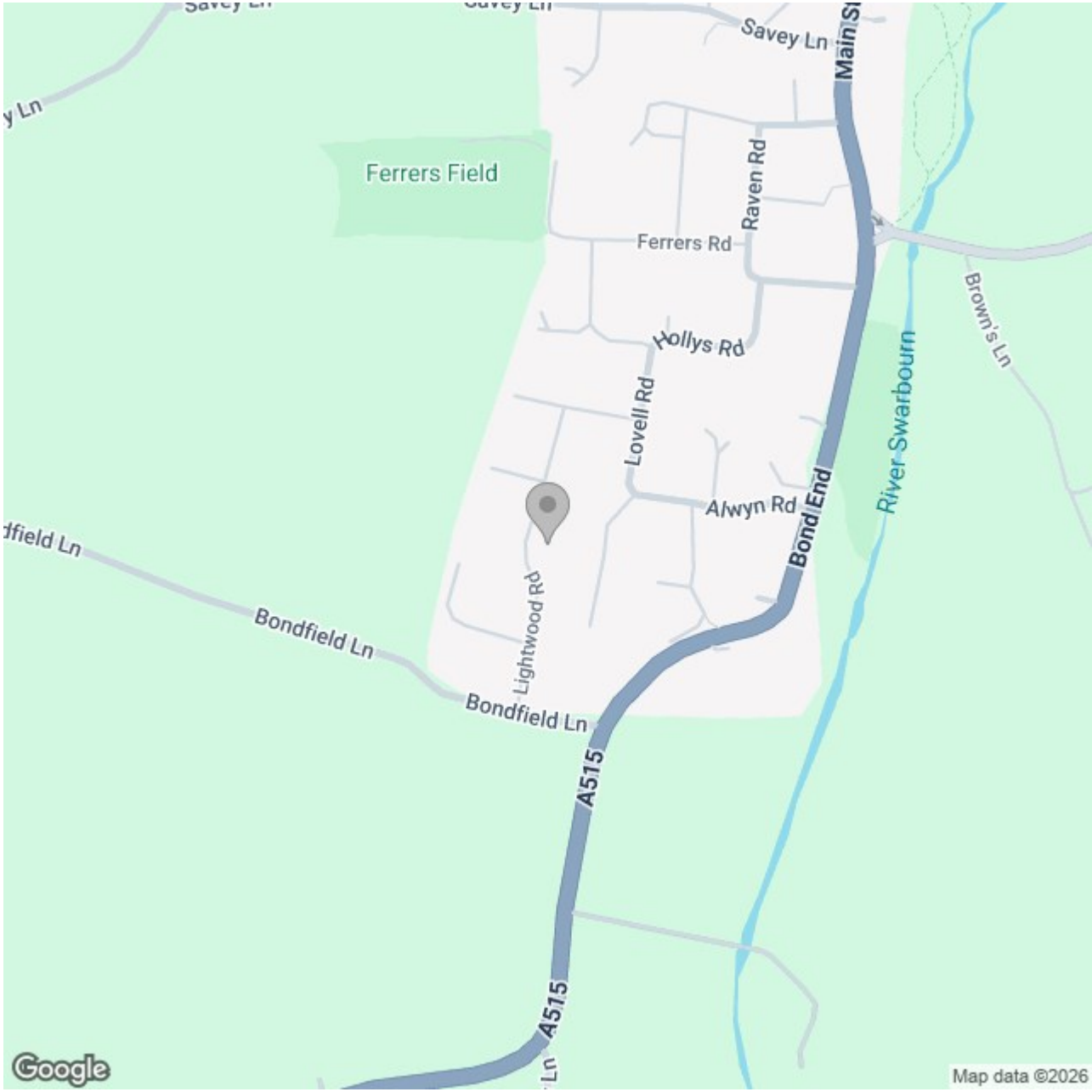

Energy Efficiency Rating

	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

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