





Offered for sale with the benefit of a 10-year NHBC warranty and due for completion later this year, this four-bedroom detached family home provides well-planned accommodation finished to a modern specification throughout.

Situated in the highly regarded village of Yoxall and falling within the sought-after John Taylor High School catchment area, the property is ideally positioned for families seeking a village setting with excellent schooling options.



Accommodation

The accommodation comprises an entrance hallway with guest WC, a versatile snug/study, and a spacious open-plan kitchen diner opening through to the living room, which benefits from French doors leading out to the rear garden. A useful utility room completes the ground floor accommodation. The property also benefits from underfloor heating to the ground floor.

To the first floor, the landing leads to four well-proportioned bedrooms, including a master bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms.

PLEASE NOTE

The internal photographs and floorplan are for illustrative purposes only, internal measurements supplied by the developer and subject to change slightly once internal walls are fitted.

Ground Floor

Kitchen Diner Living Room
27'8" x 9'8"

Utility
5'10" x 7'7"

Snug
12'9" x 6'3"

Study
6'7" x 6'2"

WC
6'7" x 6'2"

First Floor



Master Bedroom
13'1" x 9'2"

Ensuite
9'2" x 4'7"

Bedroom Two
9'6" x 8'10"

Bedroom Three
8'2" x 7'8"



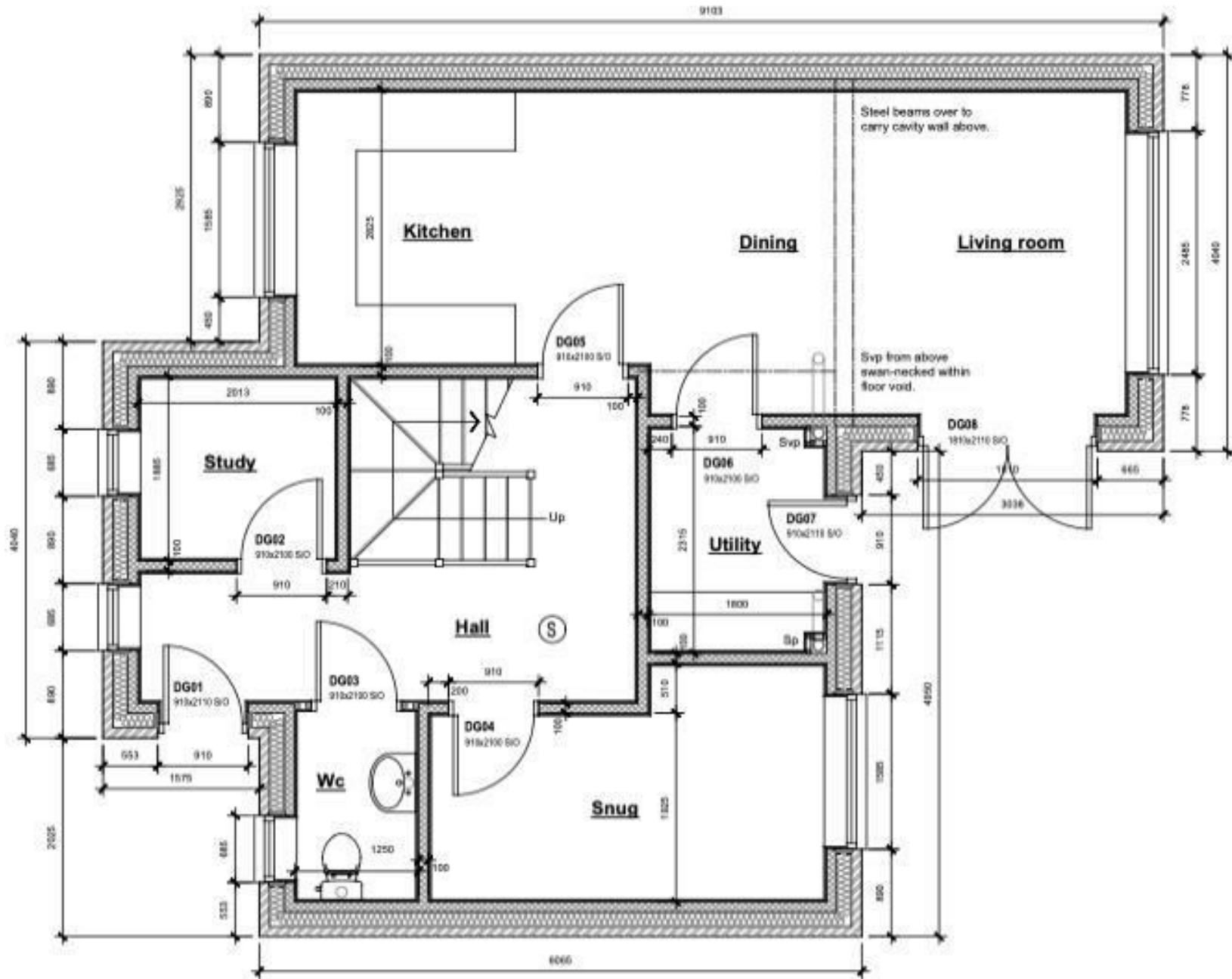


Bedroom Four

11'1" x 6'8"

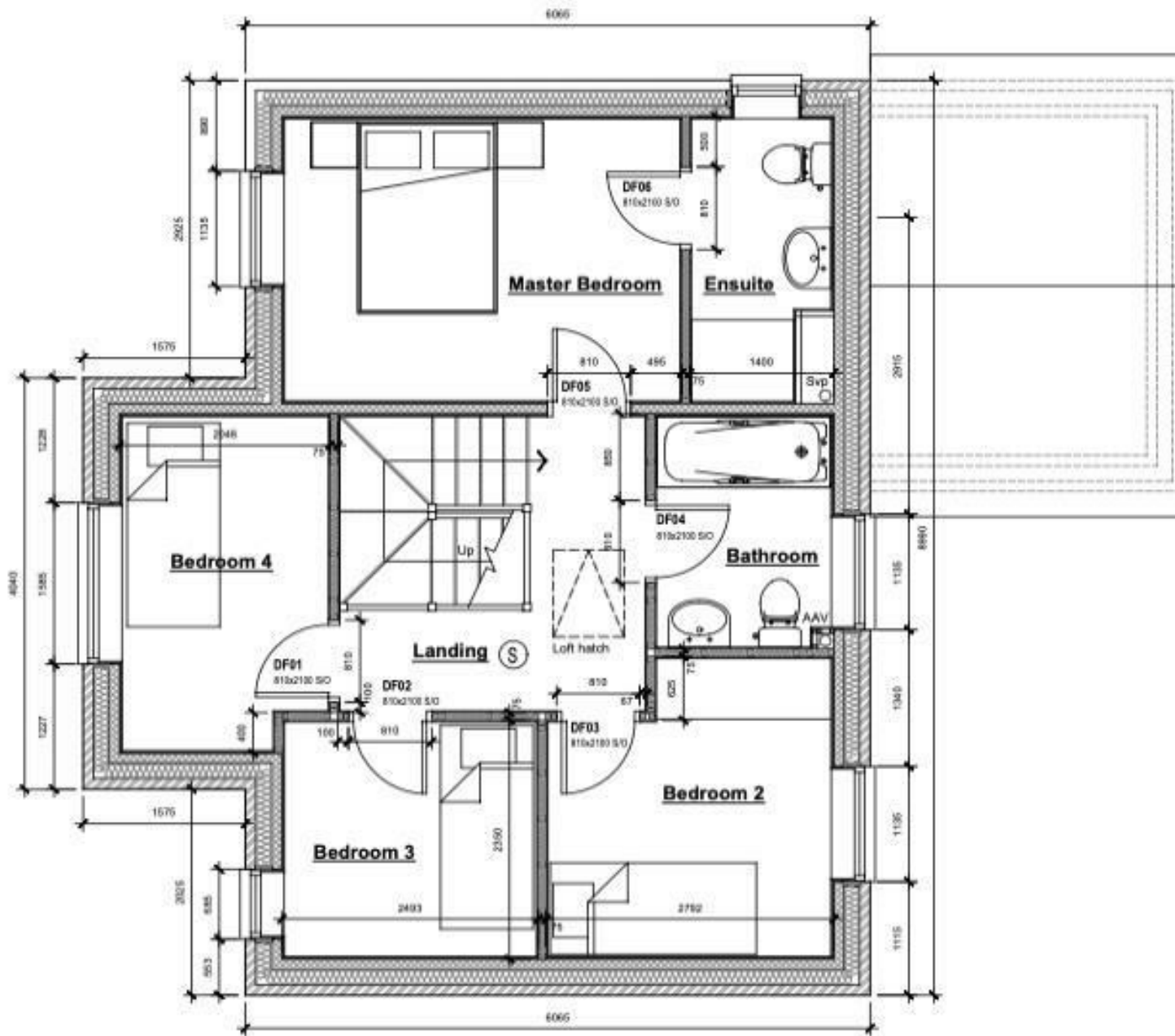
Family Bathroom

5'6" x 7'6"



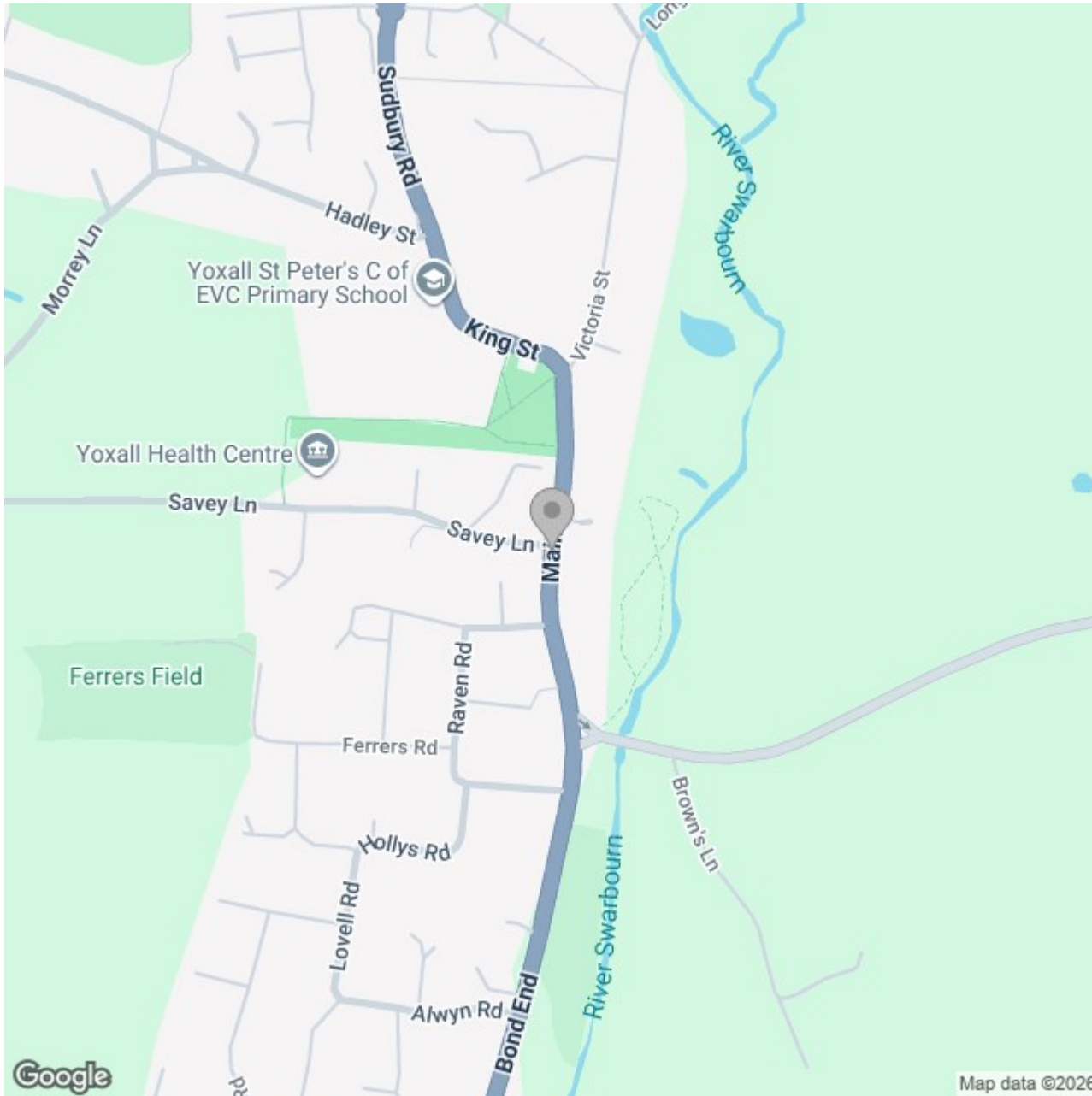
Ground Floor Plan

Scale 1:50



First Floor Plan

Scale 1:50



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	