

Hadley Street

Yoxall, Burton-on-Trent, DE13 8NB

John German





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£524,000

A beautifully appointed three bedroom detached barn conversion that is attractively positioned within south facing gardens and finished to an excellent specification throughout.



This delightful barn conversion in the sought-after Staffordshire village of Yoxall that has a local shop, pubs, church and primary school and is also within the catchment area for John Taylor Academy in nearby Barton under Needwood. The A515 provides excellent access to the A38, A50 and M6, providing links to Lichfield, Burton on Trent, Derby and Birmingham.

A side entrance door opens into a superb reception hall with oak stripped flooring, an oak latch door opens to a guest's cloakroom fitted with a two-piece suite.

On your right is the dining kitchen, a particular highlight of this home, equipped with a comprehensive range of base and wall units with work surfaces over incorporating a Belfast sink with a window above. There is space for a range style cooker with extractor hood over plus space for further appliances. The room has oak flooring, spotlights to ceiling and a door to the side. A further door opens into the well-proportioned lounge/dining room that is filled with natural light courtesy of the dual aspect windows to the front and rear. A brick chimney breast has an inset log burner together with exposed ceiling beams, oak flooring and French doors opening to the rear garden.

Back to the reception hall and turn right down a long hallway that has a double storage cupboard and access to the three double bedrooms, all with oak flooring, and the contemporary family shower room fitted with a stylish white three-piece suite comprising a corner double shower cubicle, vanity wash basin and WC together with a wall mirror with lighting, fully tiled walls and contrasting decorative floor.

The master bedroom has fitted wardrobes and its own ensuite shower room fitted with a three piece suite.

The property stands behind double five bar gates leading to an expansive tarmac driveway providing ample off road parking. The garage has an electric roller door, power and lighting plus storage cabinets.

To the rear are beautiful south facing gardens that begin with a patio area with small gate and steps up to a lawn surrounded by abundantly stocked display borders incorporating a pond. The garden backs onto fields.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

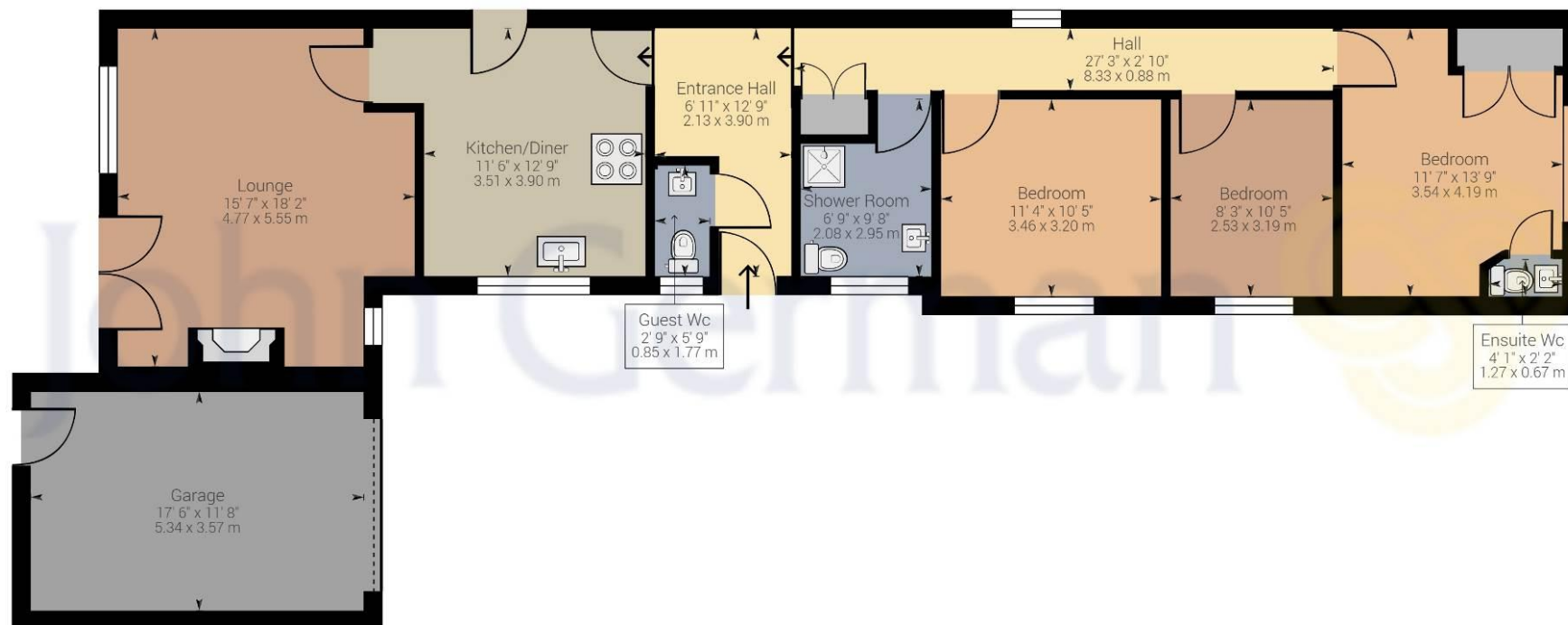
Useful Websites: www.environment-agency.co.uk www.eaststaffsbc.co.uk

Our Ref: JGA/28042021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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