

St. Peters Way

Yoxall, Burton-on-Trent, DE13 8NY

John
German





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£470,000

A superb modern detached family home with a well-designed layout including 2 reception rooms, impressive kitchen/living/dining, en suite to the master bedroom being in the catchment for John Taylor.



Situated on a lovely modern development in this popular and pretty Staffordshire village is this superb family home. Yoxall enjoys a village store, popular pub and is located in the catchment area for John Taylor High School in nearby Barton-under-Needwood. There are excellent transport links connecting Burton on Trent, Lichfield, Uttoxeter and beyond.

Set behind a front garden with a generous driveway to the side leading to the garage with an up and over door and access to the rear garden.

Step inside the front entrance door into a spacious hall with a useful under stairs storage cupboard, practical flooring, stairs to the first floor and doors to the ground floor accommodation including a guest's cloakroom fitted with a two-piece suite.

There are two reception rooms - the front facing reception room is currently used as a playroom but offers potential as a home office, additional sitting room or dining room. The rear facing lounge has doors to the garden, spotlights to each corner and media points for a television.

Without doubt the highlight of the ground floor is an impressive and spacious open plan living and dining kitchen. Equipped with an extensive range of two tone gloss base and eye level units and appliances including two integrated eye level ovens, hob, extractor fan, fridge freezer and dishwasher. The living and dining area offers space for a table and chairs plus soft seating. Off the kitchen is a useful utility with additional appliance space and door to the rear garden.

To the first floor the landing has a storage/airing cupboard and doors to the four good sized bedrooms and family bathroom fitted with a white three-piece suite including a shower over the bath, complemented by modern tiled walls.

The master bedroom is an impressive room with its own ensuite having a double sized shower cubicle, WC, wash hand basin, an alcove ideal for storage and partially tiled walls.

To the rear is a paved patio area, ideal for outdoor dining and remainder of the garden is predominantly laid to lawn with display borders.

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.

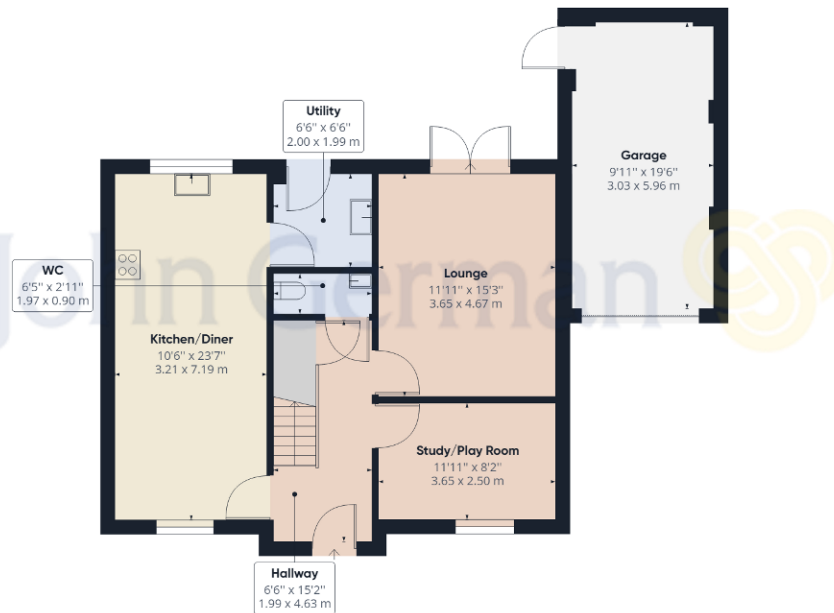
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststffsbc.gov.uk

Our Ref: JGA/11112022

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





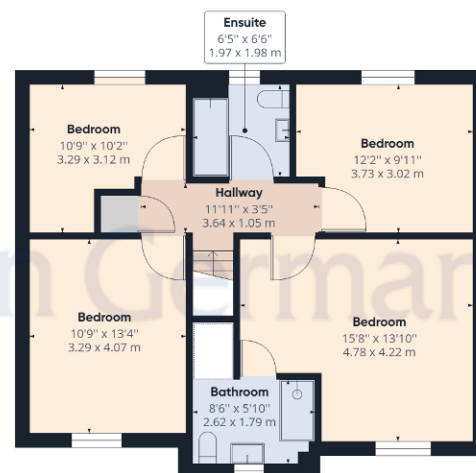


Ground Floor

Approximate total area⁽¹⁾

1591.81 ft²

147.88 m²



Floor 1

(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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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