

Lovell Road

Yoxall, Burton-on-Trent, DE13 8QA



Refurbished, updated and immaculately presented detached bungalow within this sought after Staffordshire village.

£330,000



John German

Approached from Alwyn Road that leads off Bond End in the heart of the village, a very attractive detached bungalow that has been thoughtfully and stylishly updated. It is within a short distance of the village shops, pubs, doctors' surgery and the many pleasant walks that surround the village.

The property offers a main entrance side door that leads into a central reception hall off which lead almost all rooms within the property. There is also access to a built in cloaks cupboard and a hatch and ladder to the insulated and part boarded loft space.

Leading off the hall is an L-shaped lounge/dining room with rear and side facing windows and access via double doors to the westerly facing rear garden and patio. The lounge has both ceiling and wall lights and leads in turn to the modern refurbished kitchen with its full range of pale grey base, wall and drawer units, contrasting worktops and upstand, inset sink unit, built in oven, gas hob, extractor hood, fridge/freezer and washing machine.

Positioned to the front and side of the bungalow are three bedrooms, two of which are double sized front aspect rooms and the third bedroom would make an ideal single room or study.

Conveniently accessible to all bedrooms is the luxury refitted shower room with its full height tiling, walk-in shower, wash hand basin/vanity unit and a low level WC.

Outside a single garage has an up and over door, electric light and power point, side pedestrian door and window. The driveway that runs alongside the right hand side of the bungalow is paved and sits at the front next to a lawn and corner border.

At the rear there is a wide and deep patio area with side pathway leading to a further raised seating deck, established main lawn, shrubbery and perennial borders and fenced boundaries.

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.eaststaffsbc.gov.uk

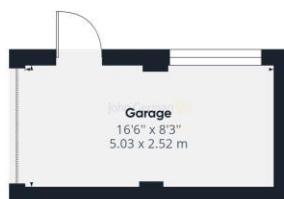
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22052023

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



Ground Floor



Floor 1

John German 

Approximate total area⁽¹⁾
866.97 ft²
80.54 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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