

Hadley Street

Yoxall, Burton-on-Trent, DE13 8NB

John 
German





Hadley Street

Yoxall, Burton-on-Trent, DE13 8NB

£500,000



An outstanding detached bungalow extending to nearly 2000 sq.ft in this desirable village location set on an fantastic established garden plot featuring a fantastic internal layout plus a double garage. Available with no upward chain.

This impressive individually designed and built detached bungalow occupies a desirable address in the Staffordshire village of Yoxall that is well served with a popular local pub The Golden Cup and within walking distance of the primary school. It is in catchment area of the well regarded John Taylor High school in the neighbouring village of Barton under Needwood.

The bungalow is ready for a buyer to put their own stamp on and offers a vast amount of space. The front entrance porch leads to a large L shaped reception hall with fitted storage cupboards.

The excellent sized lounge and dining area share the use of a focal brick chimney breast, the 'sunken' lounge area is a great size and has steps up to the dining area with patio doors out to the rear garden. Off the lounge is a good sized conservatory that overlooks and gives access out to the rear garden.

The well appointed breakfast kitchen is equipped with a range of base and eye level units with work surfaces over, integrated oven and hob plus a window overlooking the rear garden. A useful utility room leads off with additional appliance space and a door to the side.

The impressive master bedroom has fitted wardrobes and an en suite shower room.

There are three further front facing bedrooms, two of which are double sized rooms, (one has fitted wardrobes) and one single bedroom that would make an ideal home office if required.

Completing the accommodation is the family bathroom having a four piece suite.

Set back beyond a good sized block driveway providing plentiful parking giving access to a double garage that has an electric roller door and internal door into the kitchen. There is also a lawned foregarden with planted display borders, established trees and shrubs.

Side access leads to the rear gardens that are deceptively sized and predominantly laid to lawn with abundantly stocked beds and borders packed with a variety of shrubs and plants including a landscaped water feature.

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

Our Ref: JGA/05072023

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







Approximate total area⁽¹⁾

1987.78 ft²
184.67 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.



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		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



