

Alexandra Drive

Yoxall, Burton-on-Trent, DE13 8PL

John 
German



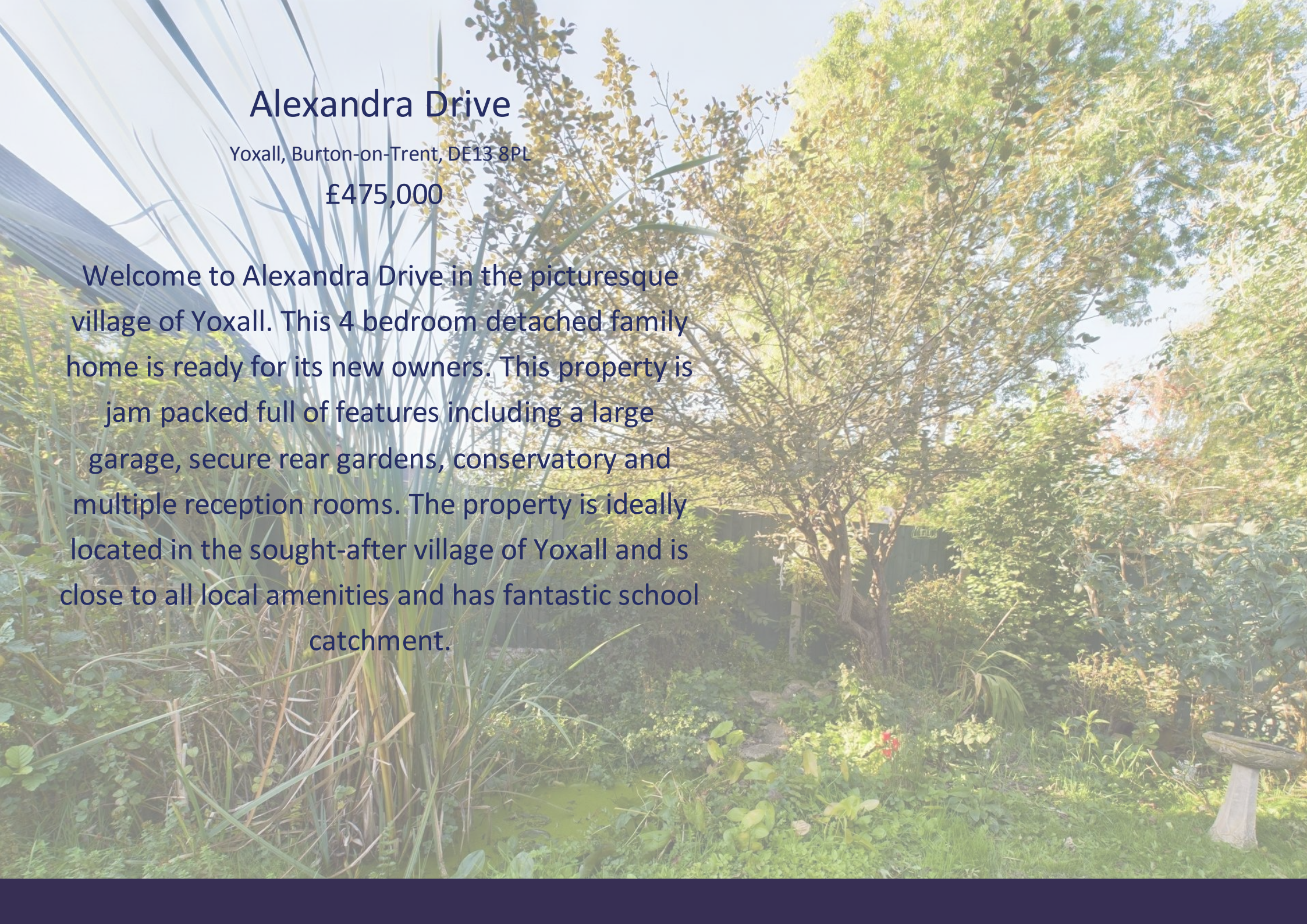


Alexandra Drive

Yoxall, Burton-on-Trent, DE13 8PL

£475,000

Welcome to Alexandra Drive in the picturesque village of Yoxall. This 4 bedroom detached family home is ready for its new owners. This property is jam packed full of features including a large garage, secure rear gardens, conservatory and multiple reception rooms. The property is ideally located in the sought-after village of Yoxall and is close to all local amenities and has fantastic school catchment.



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As you enter the home into the main hallway you find the office, which is located at the front of the home, ideal for someone who works from home. There is also a conveniently located cloakroom further down the hallway.

The front lounge is also located at the front of the home, this spacious room benefits from a feature fireplace, neutral decor and natural light from the front. The lounge flows nicely into the dining room through double doors.

The dining space itself is a great size makes a fantastic place to entertain. The conservatory is accessed from the dining space, this lovely room is light and bright and has direct access to the rear gardens.

The renovated kitchen benefits from fantastic storage options, workspace and a range of in-built appliances. There is also a dedicated section for the washing machine and separate sink.

The rear gardens consist of a lawn area, fish pond and patio area. There is also direct access to the garage.

The first floor consists of three secondary bedrooms and the master suite.

The master suite is a generous size and has its own ensuite and includes a sink, WC and shower.

One of the secondary bedrooms also has an ensuite making it an ideal guest bedroom, the ensuite again has a shower, WC and sink.

The 2 remaining bedrooms are a generous size and are serviced by a family bathroom which includes a bath, sink and WC making this home suitable for large families.

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: JGA23102023

Local Authority/Tax Band: / Tax Band E





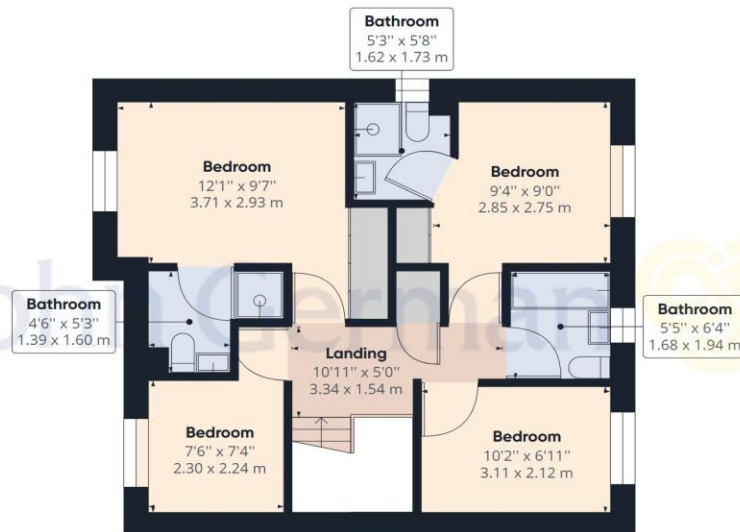


Ground Floor

Approximate total area⁽¹⁾

1442.64 ft²

134.03 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		
81-91	B		84 B
69-80	C	71 C	
55-68	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
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JohnGerman.co.uk Sales and Lettings Agent



