

Yoxall Drive

Derby, DE22 3SF

John 
German





Yoxall Drive

Derby, DE22 3SF

£375,000

Really lovely modern home with a superb layout. The open plan living space is perfect for large family gatherings but with that essential closed off sitting room for when someone wants to watch something else on TV. There is also loads of off road parking when everyone comes to visit.



Trowels Lane is located superbly within the City of Derby, providing easy access to major commuter links and excellent local amenities. Just off Uttoxeter New Road, the property is also in close proximity to Royal Derby Hospital, the City Centre and Kingsway Retail Park.

Entrance to the property is via a spacious entrance hall with engineered wood flooring, stairs rising to the first floor landing and doors leading off.

Ground floor guest cloaks/WC refitted with a low flush WC and a washbasin with cupboard storage beneath and a tiled splashback engineered wood flooring.

The main Living area is "L" shaped with windows to the front and rear elevations. At the front is a lovely sitting area overlooking the front garden and tree line beyond, the tiled floor runs through to the kitchen and dining areas.

The stunning kitchen area is fitted with a comprehensive range of stylish black gloss and medium oak units with granite worktops, one and a half bowl sink unit, tiled splashbacks, built-in twin ovens, five ring gas hob with extractor hood over, built-in microwave, integrated dishwasher, fridge and freezer.

The large remaining space leaves room for more seating and a large dining table if required with views over the rear garden and French doors opening onto the rear patio.

Completing the ground floor accommodation is a second reception room which could be used for a variety of purposes to suit your needs, it would make a great playroom or snug but is currently used as a home office/music room, again there is engineered wood flooring and views over the front garden.

On the first floor stairs lead to the first floor landing which has fitted carpets that extend through to the bedrooms, a built-in airing cupboard and doors leading off to the bedrooms and bathroom.

The master bedroom is a lovely light and bright room with two front facing windows and fitted mirror fronted wardrobes. The ensuite shower room is also a lovely bright space fitted with a double shower low flush WC and a pedestal washbasin, extensive tiling to splashback areas.

There are three further bedrooms with windows overlooking the rear garden served by a lovely newly refitted family bathroom comprising panelled bath with an electric shower over, glass screen and extensive tiling, low flush WC and a lovely washbasin set on a vanity washstand with useful storage, extended wall tiling and tiled flooring.

Outside the property is set on a lovely corner plot at the end of this quiet cul-de-sac. An extensive tarmaced driveway provides plenty of off-road parking for several vehicles as well as access to a large detached double garage with replacement Hormann electric garage doors. The garage has power and lighting connected and a courtesy door to the side. In front of the property is an attractive low maintenance Mediterranean style garden set with herbaceous shrubs and ornamental trees. There is gated access to the side of the property, between the house and the garage where there is space for a garden shed and bike storage/trailer storage. The rear garden has been recently landscaped with an large paved patio leading onto a well kept lawn with gravelled beds and borders and herbaceous shrubs and ornamental trees.

Please note that there is a narrow parcel of land to the right hand side of the garage that is unadopted that the owners have gardened for the last 11yrs with a nature garden and raised vegetable beds this area does not belong to the property and therefore does not form part of the sale.

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Brick **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/ Tax Band: Derby City Council / Tax Band D

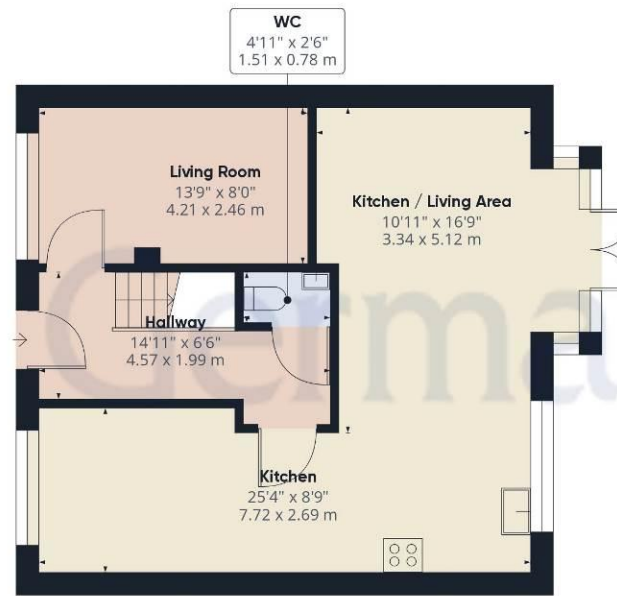
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JG A19022024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor Building 1

Approximate total area⁽¹⁾

1179.79 ft²

109.61 m²



Floor 1 Building 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.

GIRAFFE360



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		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@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



