

# Bondfield Lane

Yoxall, Burton-on-Trent, DE13 8QF

John   
German





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Offers Over £425,000

A superbly refurbished and extended home delivering an uber stylish and contemporary family property both inside and out, in a favoured village with delightful country views to the front, spacious drive, landscaped garden and EV charge point to complete the package.



To the front is a spacious entrance hall/boot room with oak door leading into the hallway having oak engineered flooring and stairs off. Note, the oak engineering flooring continues throughout the main reception rooms. Off the hall is a cloakroom WC having tiled floor, wash hand basin and WC.

To the front is a playroom and or study with fitted storage cupboards having oak doors and front facing window. Opposite this is a very spacious lounge, again with the wonderful quality oak engineered flooring and a brick fireplace housing inset log burner, front facing window and glazed double doors leading back to the living kitchen.

The extended living kitchen extends completely across the rear of the property and has Velux roof lights lending vast natural light, together with tiled flooring and comprises a kitchen area, dining and sitting areas, with two sets of wide opening French doors leading to the garden. The superb quality kitchen has a contemporary range of base and wall units including a peninsula breakfast bar surmounted by quartz worktops with inset one and half ceramic sink, a Grohe mixer tap, quartz splashbacks, worktop lighting and plinth lighting for effects. There are twin fitted eye level AEG pyrolytic (self cleaning) electric fan ovens, plumbing for a large fridge freezer (negotiable), five ring stainless steel gas hob with quartz splashback and extractor hood over, integrated dishwasher, integrated fridge and further cupboard housing plumbing for washing machine and dryer, together with a useful understairs storage cupboard/pantry.

To the first floor, the landing has loft access but also serves the spacious master bedroom which comes with a fitted range of mirror front wardrobes. There are two further very attractive double bedrooms, plus an additional bedroom four/study. These are all served by the luxury contemporary bathroom which has an oval centre fill bath in tiled surrounds with separate shower attachment, pedestal wash hand basin, low level WC, separate tiled shower in glazed enclosure, tiled flooring, shaver point, extractor fan and chrome heated towel rail.

Outside, the property is set back behind a wide block paved drive having EV charging point. There is a side gated access leading to the attractive landscaped rear garden which has an extensive patio area ideal for BBQ's and dining space, dwarf brick walling and steps leading up to a LazyLawn (astro turf) plus rubber play area and herbaceous borders. There is a separate log store, useful garden storage bunker and attractive outside lights.

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

**Property construction:** Standard. **Parking:** Drive.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

**Broadband and type:** Fibre – 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:** East Staffordshire Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

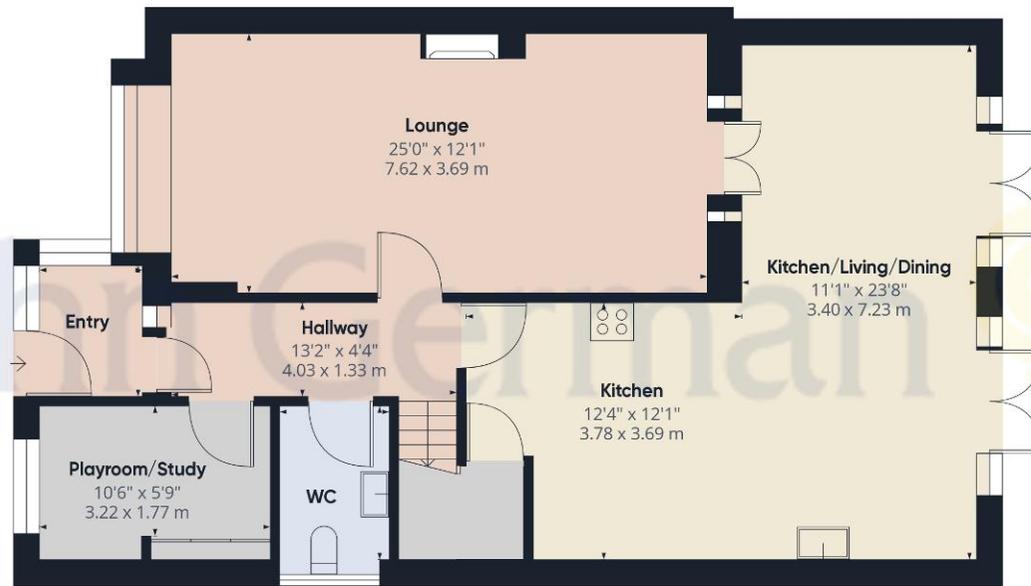
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/03042024

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1478.59 ft<sup>2</sup>

137.37 m<sup>2</sup>

(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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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