

Sudbury Road

Yoxall, Burton-on-Trent, DE13 8NA

John 
German





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£575,000

This outstanding village home has been superbly renovated to offer 21st Century living whilst retaining plenty of the charm & character of a period home. Highlights include an open plan kitchen/dining living space, cosy lounge, five double bedrooms, two ensuites & a family bathroom.



The Old Post House occupies a central location in the sought after village of Yoxall, offering local amenities and schooling together with countryside walks. For the commuter, Lichfield and Burton on Trent are each within easy reach and the A38 provides access to major cities.

The superbly appointed and very generous accommodation has gas fired central heating (under floor heating in all of the bathrooms) enhanced by sealed unit double glazing. There is recessed ceiling lighting or tracked adjustable lighting, and exposed beams prevalent throughout the property. The style, quality and sheer size of this tastefully refurbished property can only be appreciated by viewing.

The front entrance leads into the high quality cushioned floored living area combined with the spacious open plan kitchen, which has square porcelain tiled flooring and a wonderful range of shaker style cupboards. The room benefits from extensive wooden work surfaces, a recessed white glazed sink, integrated induction hob, oven and dishwasher. Natural lighting is provided by the front aspect window along with double patio doors leading to the rear garden. Leading from the kitchen is the utility/boot room including a stainless-steel sink, base unit and room for a washer and dryer with side door access to the garden. Beyond is the guest cloakroom. The charming lounge at the back of the home completes the downstairs, with an inviting wood burner. Natural lighting comes from side aspect window and double doors leading to the garden.

The first floor with its spacious landing leads to four double bedrooms and the family bathroom. The generous master bedroom boasts character with an original feature fireplace and exposed beams. The luxury ensuite comprises of a large walk-in-shower, twin wash basins, WC, and vertical heated towel rail. The second bedroom has a front aspect window and could alternatively be used as a large study/playroom or second lounge. Bedroom three showcases more of the house's original timber beams with front aspect window. The final bedroom on the first floor has a front aspect window, a built-in wardrobe and cupboard housing the hot water tank/wall mounted boiler. Lastly the family bathroom has a tiled shower, panelled bath, WC, wash basin, and vertical heated towel rail.

Bedroom five is on the second floor accessed via its own staircase and spacious landing area. It benefits from an ensuite with tiled shower, WC, wash basin & vertical heated towel rail. This makes it ideal for guest accommodation. A further door leads off the landing area to a useful and extensive floored storage room.

Outside to the front of the property is a gravelled fore garden enclosed by a cast iron rail fence and matching gate. At the rear of the property is a lovely private walled garden with paved patios, raised planter and two astro turf lawns. There is also a garden storage room that has potential to become an office/play room. A rear gate leads to two block paved private parking spaces

Note: The Old Post House owns the full freehold to both the house and neighbouring shop which has approximately 993 years of the leasehold remaining, the leaseholder pays a proportion of the buildings insurance and maintenance costs. For full details please contact the office.

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:** Mains gas. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband 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 C

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

Our Ref: JGA10062024



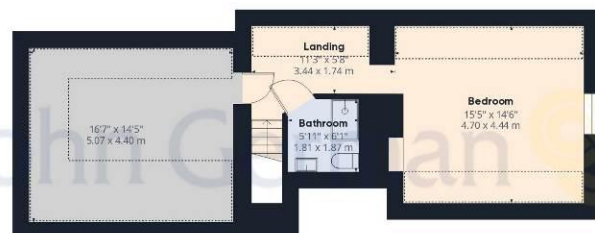




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2451.27 ft²

227.73 m²

Reduced headroom

240.88 ft²

22.38 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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



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