

Rookery Close

Yoxall, Burton-on-Trent, DE13 8QH



John German 



An attractive link-detached bungalow offered to the market with no upward chain nestled in a quiet cul-de-sac in the desirable village of Yoxall.

£325,000



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John German are delighted to offer to the market with the benefit of no upward chain, this link-detached three bedroom bungalow located in Rookery Close, a quiet and sought after cul-de-sac in the village of Yoxall. The village offers a wide range of amenities including St. Peters Church, Post Office, newsagent, health centre and two village pubs. The village is home to St. Peter's Primary School which then feeds into the highly regarded John Taylor Academy in the nearby village of Barton under Needwood. Nearby road links include the A38, A515 and A50, and the choice of rail stations in Lichfield and Burton on Trent.

Internally the property comprises side entrance door opening into the welcoming hallway with doors leading off into three bedrooms, airing cupboard and family bathroom. The master bedroom has newly fitted carpeted flooring, uPVC double glazed walk in bay window to the front aspect, ceiling light point and fitted wardrobes. Bedroom two is a further double bedroom, with newly fitted carpeted flooring, fitted wardrobes and a UPVC double glazed window to the front aspect. Bedroom three is a versatile space, accessible from either the living room via an open archway or accessed via a door off the hallway.

The spacious living room has new fitted carpets, both wall and ceiling light points, door leading into the kitchen and double doors opening into the sunroom. The modern kitchen is fitted with a range of matching wall and base units with laminate worksurfaces over, tiled splashback's, integral oven, hob and extractor above and space and plumbing for a washing machine. There are spotlights to the ceiling, laminate wooden effect flooring, and a window and door to the rear aspect opening out into the generously sized sunroom with newly fitted carpeted flooring, double doors leading out to the rear garden and a door leading into the garage.

Outside to the front of the property is a large lawned garden, tarmac driveway providing off-road parking for various vehicles and providing access into the garage with electric up and over door. To the rear of the property is an enclosed garden with lawned garden, paved patio seating area, garden shed and a variety of plants and shrubs.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/31102024

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1058.3 ft²
98.32 m²

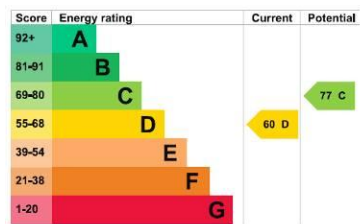
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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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.

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