

# Leafields Croft

Yoxall, Burton-on-Trent, DE13 8PB

John   
German





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Guide Price £520,000

Situated in the sought-after village of Yoxall, this beautifully presented four-bedroom detached family home offers generous and versatile living accommodation, perfectly suited to modern family life while enjoying the charm and lifestyle of a thriving village community. Immaculately presented throughout, the property is ready to move straight into, providing a wonderful opportunity for buyers seeking both space and style in a desirable village setting.



Upon entering the property, you are welcomed by a central hallway that provides access to the principal ground floor rooms. The spacious living room offers a warm and inviting environment, enhanced by a square bay window which allows natural light to flood the room. A feature fireplace creates a focal point, making this an ideal space for relaxing evenings or entertaining guests. To the rear of the property lies the impressive open-plan kitchen diner, thoughtfully designed to serve as the true heart of the home. The kitchen is fitted with a range of wall and base units, complemented by deep storage drawers and ample worktop space, which seamlessly extends into a breakfast bar. Integrated appliances include a fridge freezer, dishwasher, and eye-level double ovens, alongside a five-ring gas hob with extractor fan above. A double sink positioned beneath the window overlooks the rear garden, and there is additional space for a washing machine. The size and layout of this room make it exceptionally versatile, with ample space for a family dining table and chairs, as well as a comfortable sofa or additional seating area, creating a superb multifunctional family space for dining, relaxing, and entertaining. French doors open directly onto the rear garden, allowing natural light to pour in while providing a seamless connection between indoor and outdoor living.

The first floor accommodation comprises four well-proportioned double bedrooms, each offering generous proportions with additional space for wardrobes, drawers, and bedside furniture, ensuring comfortable and practical living arrangements for the whole family. The principal bedroom benefits from its own en-suite shower room, fitted with a shower cubicle, W/C, and hand wash basin, providing convenience and privacy. The remaining bedrooms are served by the family bathroom, which is well-appointed with a bath, separate shower cubicle, W/C, and hand wash basin, comfortably accommodating the needs of a busy household.

Externally, the property continues to impress. To the front, a driveway provides off-road parking, enhancing the practicality of the home. To the rear, the property enjoys a south-facing garden, allowing the space to benefit from sunlight throughout much of the day. Immediately outside the property is an initial patio area ideal for outdoor dining and entertaining, while the remainder of the garden is mainly laid to lawn, offering a great space for families or recreation. To the rear of the garden there is a pebbled seating area, providing another sunny spot to sit and relax, with mature shrubs and trees creating additional privacy and a pleasant established feel.

The property is ideally located within the charming village of Yoxall, which offers a strong sense of community alongside a range of local amenities, including a village shop, traditional pubs, a well-regarded primary school, and beautiful countryside walks right on the doorstep. The location also provides convenient access to nearby towns and transport links, making it perfect for those seeking the balance of peaceful village living with everyday convenience.

**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 F

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

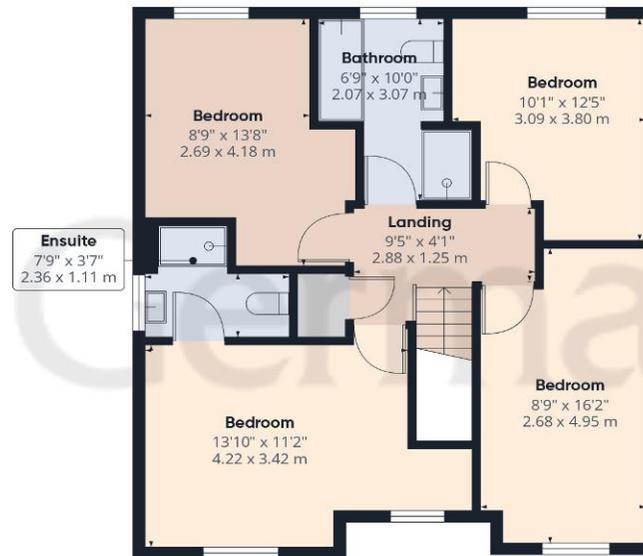
**Our Ref:** JGA/10032026







Ground Floor



Floor 1



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

1421 ft<sup>2</sup>

132.1 m<sup>2</sup>

**Reduced headroom**

19 ft<sup>2</sup>

1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

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.

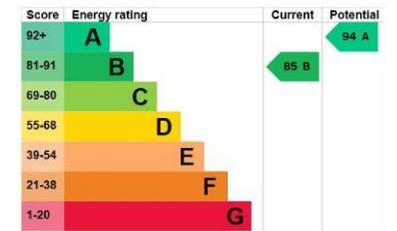
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

### 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.



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