

Hollys Road

Yoxall, Burton-on-Trent, DE13 8PZ



John German 



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This well-presented two-bedroom link-detached bungalow is pleasantly situated within the desirable village of Yoxall, offering comfortable single-storey living in a peaceful setting while remaining well placed for nearby amenities and surrounding countryside. The property is being offered for sale with no upward chain, making it an appealing opportunity for buyers seeking a straightforward purchase.

Asking Price Of £290,000

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The current owners have undertaken a number of improvements during their ownership, including the installation of a new boiler, replacement windows and doors, updated sliding doors, new carpets and a refitted kitchen, helping to ensure the home is ready to move into.

The property is approached via a driveway to the front, providing off-road parking for several vehicles, alongside a small lawned frontage which enhances the home's kerb appeal.

Internally, the accommodation begins with a practical entrance area, offering useful space for coats and shoes before leading through into the main accommodation. The kitchen is thoughtfully arranged with a range of wall and base units configured in a U-shaped layout, designed to maximise both storage and workspace. The kitchen further benefits from drawers and ample preparation surfaces, along with space for a washing machine, tumble dryer and freestanding fridge freezer. Cooking facilities include a double oven, induction hob and extractor fan, while a double sink positioned beneath the window allows for pleasant natural light while working in the space.

The living room provides a comfortable and well-proportioned reception space, ideal for both relaxing and entertaining. The room benefits from good natural light and offers ample space for a range of furnishings, creating a welcoming area to enjoy everyday living. From the living room there is the inner hallway, this provides access to the remaining accommodation. The hallway benefits from a handy built-in storage cupboard, which also houses the boiler, keeping utilities neatly tucked away.

The bungalow offers two well-proportioned double bedrooms, one of which is slightly larger, providing flexibility for use as a principal bedroom or guest room. Both bedrooms benefit from sliding doors leading directly into the sun room, creating a pleasant connection between the bedrooms and the garden-facing living space. The sun room provides a bright and versatile additional reception area, ideal for relaxing or enjoying views of the garden throughout the year. The room benefits from a radiator, allowing comfortable use even during the colder months, and features French doors with steps leading down into the garden, further enhancing the indoor-outdoor flow of the property.

The wet room has been designed with practicality and accessibility in mind, featuring fully waterproofed surfaces for ease of maintenance, along with a modern and neutral finish. The space comprises a walk-in shower area, WC and hand wash basin, offering both style and functionality.

Externally, the rear garden provides a pleasant outdoor space with a slabbed walkway leading through the garden, while the remainder is mainly laid to lawn. Mature conifers at the rear boundary create a good degree of privacy, making the garden an enjoyable and sheltered area for relaxing or entertaining. The property also benefits from an attached garage, which links the home to the neighbouring property, and can be accessed from the front driveway as well as via the rear garden, offering useful storage or parking options.

Located within the popular village of Yoxall, the property enjoys a welcoming community atmosphere with local amenities including shops, pubs and schooling nearby. The surrounding countryside offers excellent opportunities for walking, cycling and outdoor recreation, while nearby towns such as Burton upon Trent and Lichfield provide a wider range of shopping, leisure and transport connections.

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

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 C

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

Our Ref: JGA/10032026

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Approximate total area⁽¹⁾
853 ft²
79.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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