

# 37 Savey Lane

Yoxall, Burton upon Trent, DE13 8PD



A superbly extended, well equipped and attractively appointed home with a delightful garden, set within this popular and attractive village.

Entrance Hall, Reception Hall, Spacious Sitting Room, Superb Family Dining Kitchen, Landing, Fitted Master Bedroom with Dressing Area, Two Further Bedrooms, Modern Bathroom, Delightful Landscaped Front and Rear Gardens, PVCu Double Glazing, Gas Central Heating.

JOHN TAYLOR HIGH SCHOOL CATCHMENT

Guide Price £209,950

[www.JohnGerman.co.uk](http://www.JohnGerman.co.uk)

*Distinctly*

**John German** 

PVCu double glazed entrance door to entrance porch with windows either side and composite panelled door to **Reception Hall** having a laminate floor and stairs off. Decorative half glazed door to spacious **Sitting Room** having a fireplace with oak surround and inset log burner on slate hearth, picture window to front and glazed double doors to rear opening into the superb extended **Family Dining Kitchen**, fitted with an attractive range of base cupboards, drawers and wall units, surmounted by oak Butcher's block work surfaces with inset Belfast sink, chrome mixer tap and tiled splash backs, including a peninsular breakfast bar with drawers and slide out baskets under. Integrated dishwasher and appliance space for range cooker with tiled splash backs and stainless steel extractor hood over, space for a large American style fridge freezer, and plumbing for automatic washing machine. The whole kitchen/dining area is light with a tiled floor and halogen ceiling lights, window to side, double glazed composite door and PVCu double glazed French doors opening out into an attractive patio area.

**First Floor**

Landing with halogen ceiling lights and loft access. **Master Bedroom** having two windows to the front and a range of fitted wardrobes with high level cupboards and bedside units, useful built in shelves and storage area and access to a neat **Dressing Area** with laminate floor, oak shelves and vanity shelf with mirror over and window to front.

The modern bright **Bathroom** is equipped with a contemporary white and chrome suite comprising a P-Shaped bath in tiled

surround with mixer tap and shower attachment, electric shower over and curved glazed screen, low level w.c, pedestal wash hand basin, fully tiled walls and floor, chrome heated towel rail, extractor fan and window to rear.

**Bedroom Three** has a velux roof light over and built-in airing cupboard housing the gas fired boiler for domestic hot water and central heating, a door connects off to **Bedroom Two** which features PVCu double glazed French doors and Juliet balcony overlooking the rear garden. This arrangement would make a superb 'studio' for a teenager, with sitting and sleeping areas.

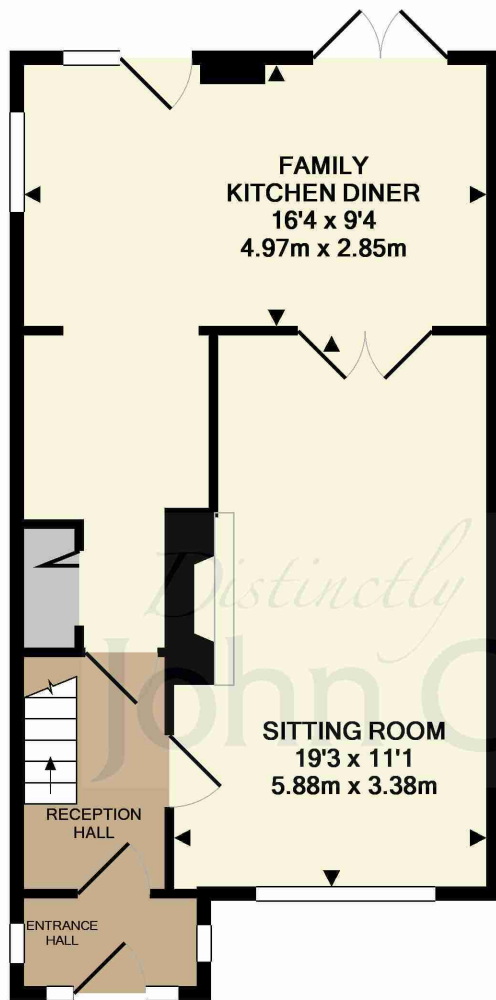
**Outside**

The front garden is laid for low maintenance having a brick boundary wall and path with ornamental slate area and exotic plants.

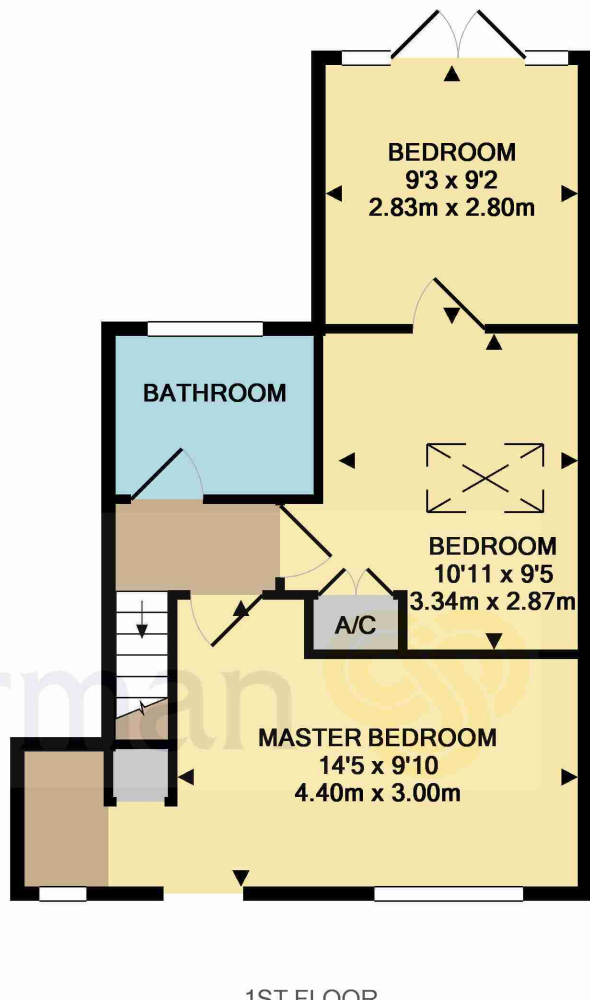
A pedestrian entry allows access to the rear with a very attractively landscaped enclosed garden, having decorative patio area and raised brick wall planters, and bespoke log store, short steps lead onto a path bisected by lawns with ornamental borders and a garden shed. Outside light. Garden tap.

**Note**

Parking is available outside on Savey Lane and we understand parking is allowed in the Surgery Car Park opposite out of hours and at weekends by grace and favour.



GROUND FLOOR



1ST FLOOR

**Floor Plan Clause**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2015





**Tenure**  
 Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

**Services**  
 Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Local Authority**  
 East Staffordshire Borough Council

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

JGA/240815  
 (DRAFT - Awaiting approval, may be subject to amendment)  
 PMS/KLT/S0749

**Awaiting EPC Rating**

**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.

**Measurements**

Please note that our rooms sizes are quoted on a wall to wall basis.

**John German**

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