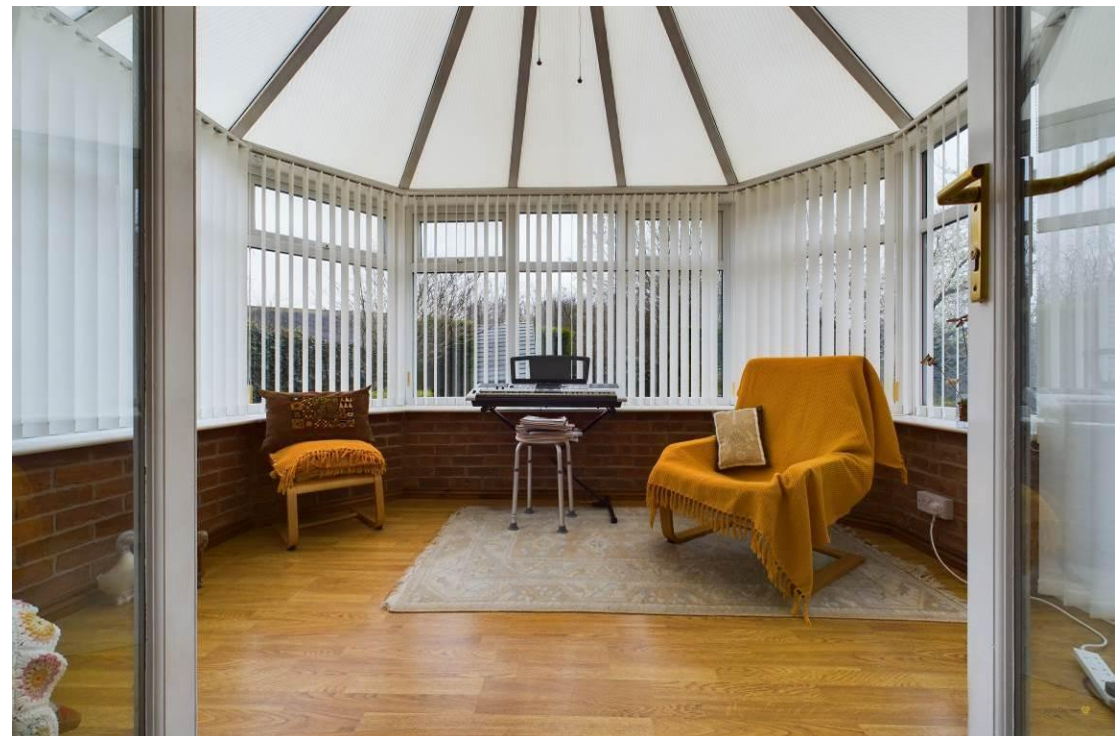


Alexandra Drive

Yoxall, Burton-on-Trent, DE13 8PL

John German





Alexandra Drive

Yoxall, Burton-on-Trent, DE13 8PL

£545,000

A spacious executive detached home in a highly regarded Staffordshire village in the school catchment for John Taylor. Occupying a superb position with three reception rooms, a large dining kitchen, four/five bedrooms, two en suites alongside a family bathroom plus a detached double garage.



Enjoying an end of cul de sac position is this executive family home situated in the pretty and sought after village of Yoxall with has a village store, popular pub and excellent access to countryside walks. The village itself has a primary school and the property is within the school catchment for John Taylor Academy located in the nearby village of Barton under Needwood. There are excellent transport links to the nearby centres of Lichfield, Barton under Needwood, Burton on Trent, Uttoxeter and beyond.

Set behind a front garden and a double width driveway that gives access to a detached double garage with twin up and over entrance doors plus a pedestrian door to a side garden.

The front entrance door opens into a porch that in turn leads to a spacious reception hall with a useful under stairs cupboard and doors to the ground floor accommodation including a guest's cloakroom/WC.

The lounge has a focal point fire surround and enjoys a dual aspect with window to the front plus French doors into a lovely conservatory, perfect to sit and relax.

Also off the lounge, further double doors open into a formal dining room that overlooks the rear and also has double doors back to the hall.

The third reception room is an office/study, ideal for those working from home or could be used as an additional sitting/family room.

At the heart of the home is the well appointed dining kitchen equipped with a range of base and eye level units with work surfaces over incorporating a sink and drainer set below one of the two rear facing windows. There is a range style cooker (to be included), integrated dishwasher, fridge and freezer. A door leads to a useful utility room having additional appliance space, the wall mounted gas central heating boiler, window to front and a door out to the paved side garden.

The first floor landing has storage and doors off to four/five bedrooms and bathroom. The front facing master bedroom is an impressive double with an archway into a dressing room having fitted wardrobes and window to rear plus its own en suite shower room. Bedroom five is currently used as a walk-in wardrobe to the master bedroom accessed via an archway although still has a door returning to the landing therefore could easily be separated and revert back to a bedroom if required.

Bedroom two also has the luxury of its own en suite while bedrooms three and four are well proportioned and share the family bathroom.

The rear garden offer an attractive outdoor space having paved patio extending into a pathwa y through the shaped lawns, gravelled area with water feature plus a raised deck. Side access leads to the front.

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:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC 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 G

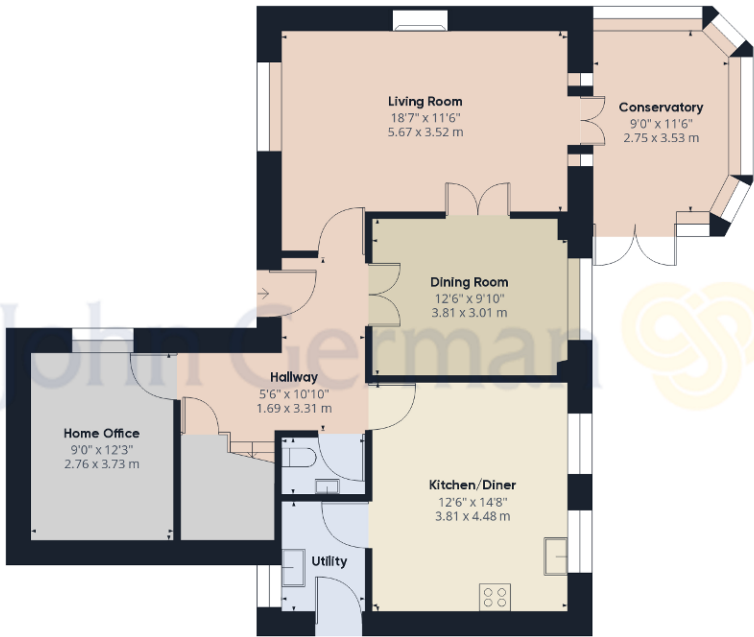
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12032024

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.



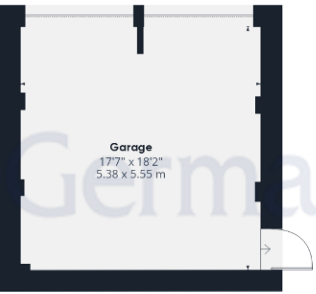




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
2123.84 ft²
197.31 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.



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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Loughborough | Stafford | Uttoxeter

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