

# Hollys Road

Yoxall, Burton-on-Trent, DE13 8PZ



A superb link detached bungalow with solar panels enhancing energy efficiency plus an extension creating an amazing open plan kitchen/dining/living space alongside two bedrooms, a shower room, good sized drive and lovely low maintenance landscaped gardens.

NO UPWARD CHAIN

£290,000



John German 

The village of Yoxall has a popular pub, primary school, excellent health centre and village hall together with countryside walks. It also falls in catchment of the highly regarded John Taylor Academy in the neighbouring village of Barton under Needwood which has a wide range of amenities. For the commuter, Lichfield and Burton on Trent are each within easy reach both of which have train stations, and the A38 provides access to major cities.

This link detached bungalow is available with the advantage of no upward chain, enhanced energy efficiency with its solar panels and offers the perfect home for those looking for single storey living or to downsize.

Step inside the L-shaped hall having a tiled floor that runs throughout the property making it extremely practical.

The two good sized bedrooms are at the front and share a well appointed shower room with shower cubicle, pedestal wash hand basin and WC plus a towel radiator/rail. There is also a separate guest's WC.

To the rear the extended living space has created fabulous open plan living with a high vaulted ceiling, skylights, windows and two sets of sliding patio doors pouring natural light in. The kitchen area is fitted with a range of base and eye level units with complementary worktops over, integrated electric oven and gas hob plus space for further appliances.

Off the dining area an archway opens to a further reception room having plenty of space for sofas and a television.

Also off the hall is a useful internal room that would make a useful office/hobby room/laundry room.

The rear gardens offer quality outdoor space having been landscaped for low maintenance with split level paved terracing ideal for outdoor dining and entertaining plus raised planted beds. There is useful access into the garage which also has front opening doors.

To the front is an expansive drive providing plenty of parking.

**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 and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/07102024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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