

# Sudbury Road

Yoxall, Burton-on-Trent, DE13 8PQ

John German



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£745,000

A highly individual character property set back in a plot extending to 0.92 acres backing onto the Swarbourn with open views, offering tremendous potential for further improvement and extension (STPP) to take advantage of this prime setting.



To the front of the property there is a uPVC double glazed entrance porch with door leading directly into the hall, having a wide staircase leading off. To the left hand side of the hallway is a pleasant dining room which has brick faced recess fireplace and hearth, together with cross beam and bay window to the front.

On the other side of the hall an attractive period pine interior door leads directly into the good sized sitting room which also has a period style fireplace, two across beams and glazed double doors leading off into a uPVC double glazed conservatory which in turn has a door to the garden and affords lovely views of countryside over the river Swarbourn beyond.

Off the rear of the sitting room there is a rear hallway with understairs cupboard giving access to a utility room which has plumbing for washing machine and a wash hand basin, and off this is a further cloakroom/WC.

On the far side of the sitting room is a well proportioned breakfast kitchen, this has an oil fired AGA to a tiled recess with beam over, terracotta tiled flooring and a range of base cupboards and drawers surmounted by worktops with inset 1.5 composite sink and mixer tap, tiled splashbacks, appliance space with plumbing for a washing machine, walk-in pantry with shelving together with a further door leading to the side exterior.

On the first floor the landing runs across the rear of the property which would lean itself to extension at first floor level, and this served three excellent size double bedrooms together with a fitted shower room having tiled shower in a glazed enclosure, wash hand basin, WC and bidet.

Outside, the property is set down a very long driveway flanked by lawns and hedges at the rear of the plot leading to a spacious printed concrete drive forecourt parking and turning area, giving access to a large detached double garage having twin up and over doors together with stairs off to a useful storage area, power and lighting. There are ornamental hard landscaped side and rear gardens adjacent to the Swarbourn with rear views over fields. Note the property sits elevated from the Swarbourn river. There is a further area housing a timber garden shed, oil fuel tank and greenhouse.

**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:** Driveway & Double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Own septic tank

**Heating:** Oil fired central heating, The oil boiler is externally mounted (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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:** JGA10022025

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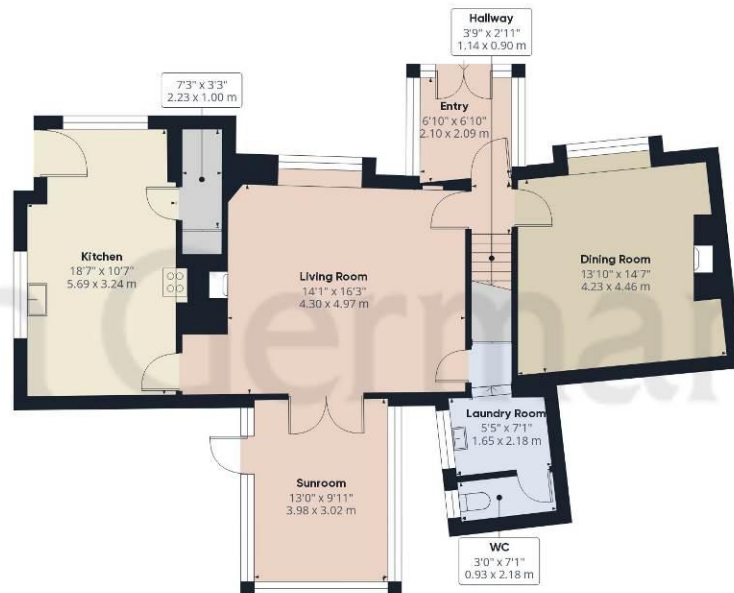






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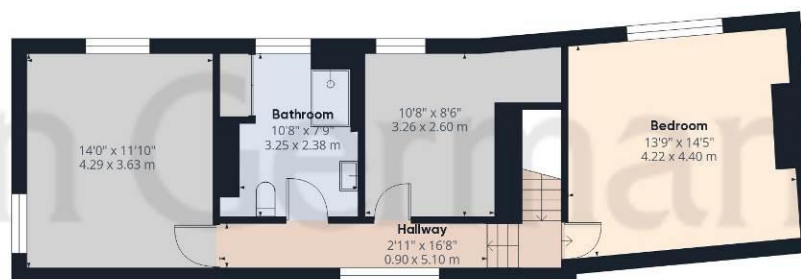


Ground Floor

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

1579.81 ft<sup>2</sup>

146.77 m<sup>2</sup>



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

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