

# Alexandra Drive

Yoxall, Burton-on-Trent, DE13 8PL

John German



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£550,000

A village located SUPERB FAMILY HOME with  
THREE STOREY VERSATILE ACCOMMODATION  
including 5 bedrooms, 4 bathrooms, 2 reception  
rooms plus a LOVELY CONSERVATORY, secluded  
garden and double garage.





The picturesque village of Yoxall is approximately 7 miles from Lichfield and 8 miles from Burton on Trent, and is convenient for the A38, A515, A50 and M6 Toll. The village has traditional pubs, a primary school, health centre and a general store and is surrounded by attractive Staffordshire countryside.

Located at the head of a small private drive of four detached homes this extended and upgraded house blends traditional styling and modern fittings and offers a great opportunity for the young growing family seeking extra space.

Step through the front door into a long traditional hall with Karndean flooring, stair to first floor and a fitted two-piece guest cloakroom. A turn to the left will take you into a lovely through lounge with traditional fireplace, front aspect window and access into a large double glazed conservatory with tiled under floor heating and views of the established and private rear garden. Back to the hall and a turn to the right will lead you into a good sized reception room with front aspect window. This room is currently used as a home office but alternatively could be used as a dining room, playroom etc.

Enjoying rear garden access and views is a large, refitted breakfast kitchen with travertine flooring and a granite topped range of base units with centre breakfasting island, matching wall cupboards and granite upstand, a Belfast sink, built-in fridge freezer, dishwasher and microwave oven plus space for a range cooker. Leading off the kitchen is a utility room with further storage units, tiled floor and various appliance spaces.

The first floor landing gives access to four bedrooms and the family bathroom. Bedrooms two and three are both front facing double rooms each with built-in double wardrobes and a three-piece equipped en suite shower room. Bedrooms four and five are both rear aspect rooms and sit next to the family bathroom which has been refitted to include a white and chrome bath tub with spa jets and shower, low level WC, wash hand basin and heated towel rail. The second floor loft conversion provides a master bedroom suite with a good sized bedroom including dormer window, skylight and under eaves storage cupboard. It is positioned next to a large en suite shower room with further dormer window and skylight, fitted with a white and chrome suite to comprise walk-in shower, bath tub, low level WC, wash hand basin and tiled floor.

Outside the detached double garage has two up and over doors, and driveway parking in front of the house. The rear garden is privately enclosed and has a mature range of plants and shrubs to provide screening together with a shaped lawn and stone paved patio that extends to the side of the house.

**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:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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)

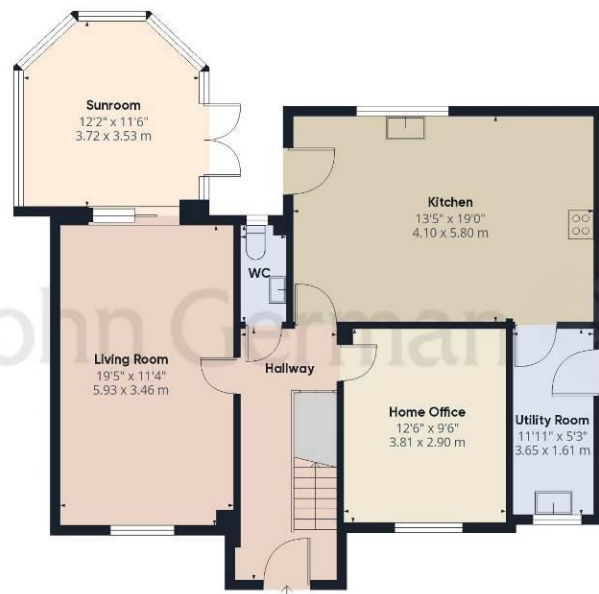
**Our Ref:** JGA25022025

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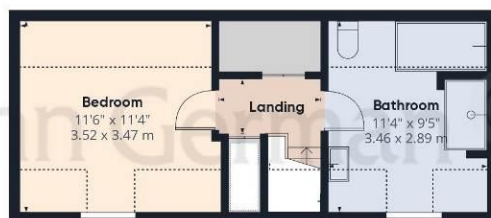




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1963.44 ft<sup>2</sup>

182.41 m<sup>2</sup>

**Reduced headroom**

98.55 ft<sup>2</sup>

9.16 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





### 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.

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**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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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