

St. Peters Way

Yoxall, Burton-on-Trent, DE13 8NY

John
German





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Offers over £555,000

Situated in the sought-after village of Yoxall on the desirable St Peter's Way, this beautifully presented four-bedroom detached home has been very well maintained by the current owners and finished to a very high standard, offering modern living in a peaceful setting with breathtaking views over open fields.



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Ready to move into, with motivated sellers who have already found their next home, this is an excellent opportunity for a variety of buyers.

The property boasts a fantastically sized hallway and landing, creating an immediate sense of space as you enter. The home features four spacious double bedrooms, including a master bedroom with a stylish three-piece en-suite. The master also benefits from flexible access to bedroom four, making it ideal for use as a dressing room, nursery, home office, or a separate fourth bedroom if desired.

The large kitchen-diner, fully fitted with modern appliances, including a double oven, wine chiller, washing machine, tumble dryer, and fridge-freezer, offers a fantastic space for family meals and entertaining. A bright conservatory extends from the dining area, providing a wonderful additional living space that overlooks the private garden and fields beyond, offering peaceful views year-round.

The generous living room features a charming bay window, creating a light and airy atmosphere, while the private rear garden enjoys panoramic views over the surrounding fields, making it an idyllic outdoor space.

The home also includes a modern family bathroom and an additional downstairs WC for added convenience. A driveway and garage provide off-road parking and extra storage space.

Located in the charming village of Yoxall, this home is just a short stroll from the local church and pubs, perfect for enjoying the community spirit and convenient leisure options. It also offers a fantastic balance of countryside living with easy access to local amenities, well-regarded schools, and excellent transport links to nearby towns and cities.

Don't miss out – book your viewing today and secure this move-in-ready home with magnificent field views!

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 & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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 F

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

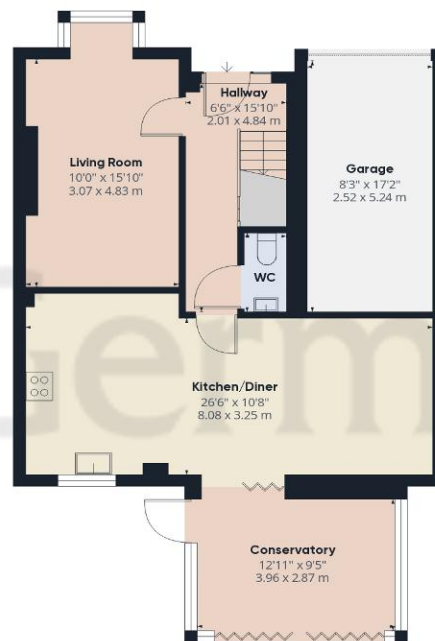
Our Ref: JGA/14032025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





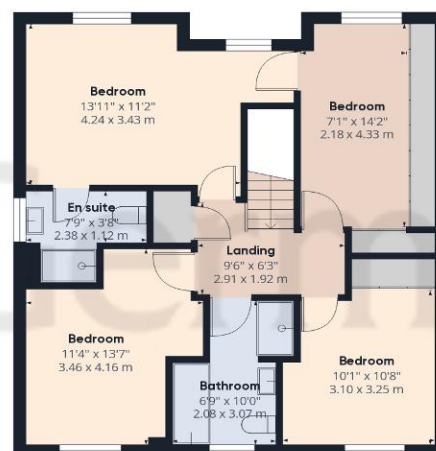


Ground Floor

Approximate total area⁽¹⁾

1544.74 ft²

143.51 m²



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 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.

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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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



