

# Bond End

Yoxall, Burton-on-Trent, DE13 8NH

John   
German









A photograph of a lush garden. In the foreground, there is a gravel path leading to two large, ornate stone planters filled with pink and red flowers. To the right, a large, mature tree with dense green foliage stands next to a well-manicured green hedge. The background is filled with more trees and a glimpse of a building with a red roof.

## Bond End

Yoxall, Burton-on-Trent, DE13 8NH

£595,000

An elegant Grade II listed Georgian home in the sought after village of Yoxall brimming with original design and character details throughout.



Built we understand in around 1840 and being semi detached at the rear to a neighbouring property, this unique home has an interesting history and offers a blend of Georgian style and space together with a sensible and practical floorplan and a pleasing and sympathetic standard of presentation throughout.

This gas centrally heated home has the most stately of entrances with an imposing six panel front main door and surround that leads you into a generously sized reception hall with high level ceiling and recessed panel doors leading to all rooms together with an original spindle balustraded stair to the first floor. Leading off the rear section of the hall is a well proportioned guest's cloakroom with fitted period style WC and wash hand basin/vanity unit together with a side facing elegant bay window, storage areas and cupboards and also housing the gas central heating boiler.

There are two separate and original reception rooms within the property, a front facing sitting/drawing room with a beautiful bay window and original pine shutters, high level ceiling and cornice, period style fireplace surround and deep skirtings. Also with a front facing aspect, the separate dining room has a Georgian sash window, decorative half height wall panelling and a decorative fireplace surround, built in storage cupboard and a serving hatch to the adjacent kitchen. With views overlooking the pretty south facing side garden, the country style breakfast kitchen is of generous size and proportion and has a full range of timber fronted base and wall units, contrasting worktops and splash back tiling, built in electric cooker and hob, ceramic sink, various appliance spaces, tiled floor and direct access door to the garden.

On the first floor an ultra spacious landing with side facing bay window and fitted window seat gives access to the three double bedrooms and family bathroom. Also leading off the landing is a fitted walk-in storage cupboard which also gives ladder access to the roof space(s). The master bedroom is a south facing aspect room with a full range of built in wardrobes and storage, bedroom two is a front facing room with sash Georgian window, built in wardrobes and a period style bedroom fireplace. Bedroom three is also a front facing double sized room with a Georgian sash window. All bedrooms enjoy easy access to the large family bathroom with its vibrant décor and Romanesque detailing to include walk in shower, bath, low level WC, twin bowl vanity unit and lots of inbuilt storage.

Outside - A shared entrance drive leading off Bond End leads you to an amply sized gravelled and turning area to the left hand side of the main house and also a further and exclusive gravelled driveway parking area that leads in front of and to the right hand side of the house. There is a lawned garden sitting in front of the property with a front hedged boundary, stocked shrubbery and perennial borders and access in turn to a side of house area with two timber garden stores and storage areas. To the sunnysouth side of the house there is a colour stocked small cottage garden, ornamental pool, hard paving and a lean to greenhouse.

Agents notes:

- 1) The driveway approach is shared with 28a Bond End.
- 2) There is a section of roof belonging to Bond End House that sits above a first floor room of 28a Bond End which creates, we understand, a flying freehold in this section.
- 3) There are Tree Preservation Orders on six trees.
- 4) The property is Grade II listed and situated in a conservation area.

A copy of the registered title including any restrictions, charges or covenants is available from the Lichfield Office

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

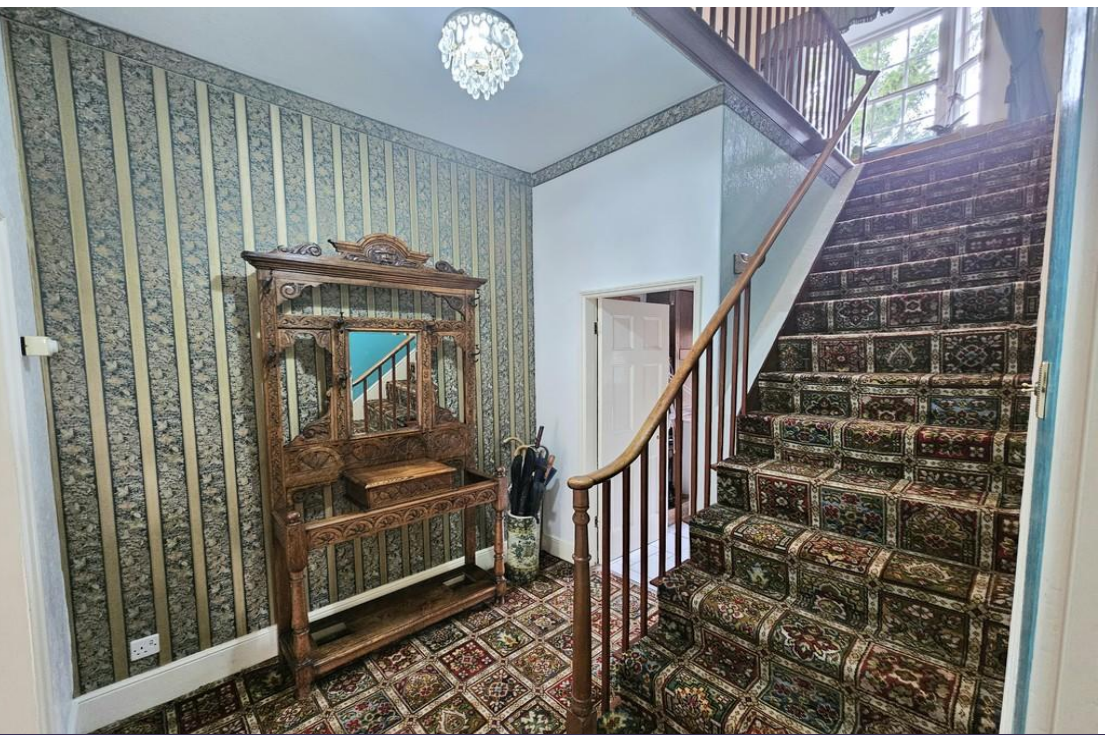
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/1606202

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F



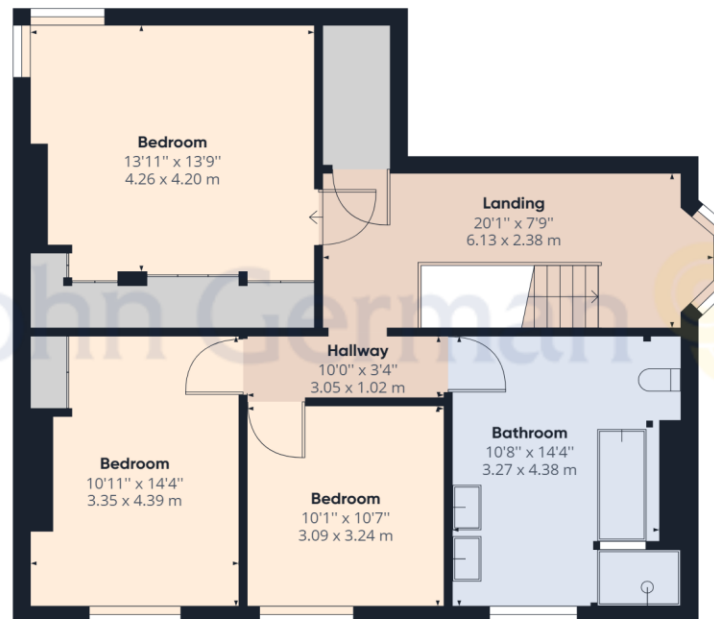








Ground Floor



Floor 1

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

1698.52 ft<sup>2</sup>

157.80 m<sup>2</sup>

**Reduced headroom**

3.79 ft<sup>2</sup>

0.35 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

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