



Field House, 3 Boundary Close, Yoxall, DE13 8QG

Set on an exclusive private drive servicing just three properties is this executive detached family home, benefitting from contemporary open plan living, five good sized bedrooms and an open aspect with views towards the village cricket club to the rear. Presenting a superb standard of finish throughout, the property offers generously proportioned and immaculately presented interiors with further potential top extend/convert the generous loft space to suit the next owners' requirements.

The ground floor central reception hall leads into a spacious lounge with feature fireplace, an impressive open plan kitchen with living and dining rooms, utility and cloakroom, with

the double garage having been converted into a home gym or ideal office space. Five good sized bedrooms are set to the first floor serviced by a family bathroom and guest en suite, with the luxurious master suite also benefitting from a walk in wardrobe and en suite bathroom. Outside, the property is set on a generous corner plot, having ample parking to a block paved driveway as well as an electric door into the garage conversion. The rear garden has been landscaped to include additional paving and sleeper edged flower beds, offering a secluded space to enjoy the tranquil surroundings and pleasant open aspect onto the protected village cricket club. The property retains a further 6+ years NHBC

warranty and is serviced by mains gas central heating, under floor heating to the ground floor and bathrooms, and double glazed windows.

This executive home is set on a desirable development in the charming and popular village of Yoxall, having an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter's church and two pubs all within a short walk. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor Secondary in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and the John Taylor Free

School also lies within a short drive. Yoxall is well placed for access to nearby towns and cities via the A38, A515 and A50, rail services from Lichfield provide regular and direct links to Birmingham and London and the International airports of Birmingham & East Midlands are both within an easy drive. With rolling Staffordshire countryside on the property's doorstep, there are many rural walks accessible from the property, with leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA's St George's Park all being within a few minutes drive.



- Executive Detached Family Home
- Views towards Village Cricket Club
- Beautifully Presented & Upgraded Interiors
- 6+ Years NHBC Warranty Remaining
- Open Plan Living & Dining Kitchen
- Spacious Lounge
- Reception Hall, Utility & Cloakroom
- Five Excellent Bedrooms
- Master Dressing Room & En Suite Bathroom
- Guest En Suite & Family Bathroom
- Generous Garden Plot
- Ample Parking & Gym/Home Office
- Mains Gas Central Heating & Double Glazed Windows
- 'Outstanding' School Catchment
- Well Placed for Village Amenities, Commuter Routes & Rail Travel



The replaced composite entrance door opens into:

Reception Hall 5.17 x 3.7m (approx. 16'11 x 6'9)

A spacious welcome to this executive home, having herringbone Karndean flooring, stairs rising to the first floor accommodation and a useful storage cupboard with lighting. Under floor heating extends throughout the ground floor accommodation, and oak doors open into:

Lounge 5.6 x 3.7m (approx. 18'4 x 12'1)

A spacious reception room having a bay window to the front with fitted shutters and a carved stone mantelpiece housing an electric fire

Open Plan Dining Kitchen & Family Room 10.9 x 5.38m (approx. 35'9 x 17'7)

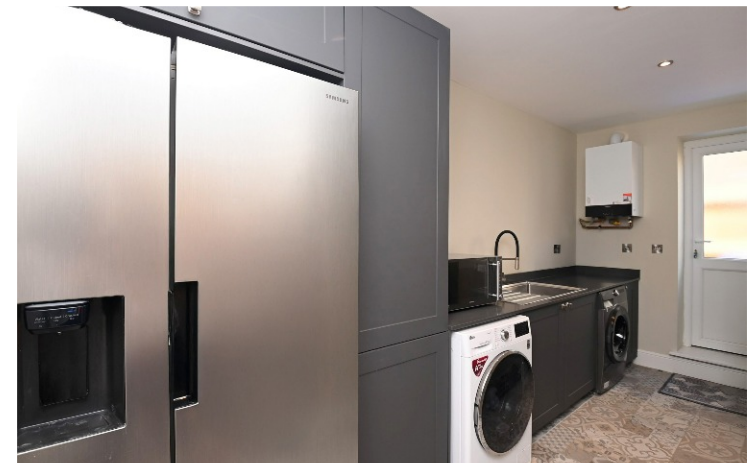
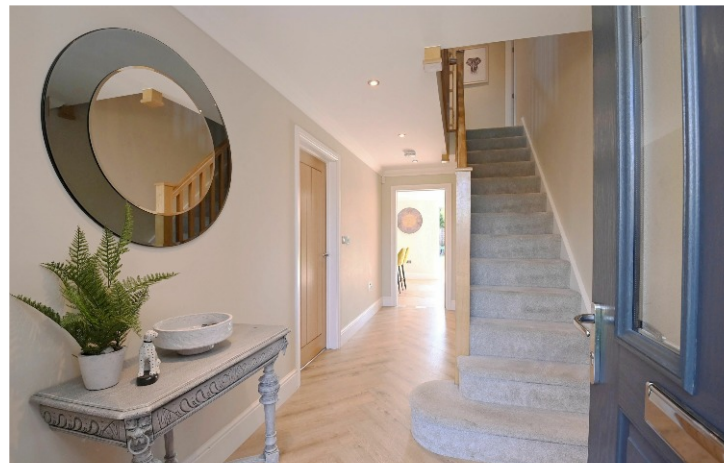
A most impressive open plan space having two sets of bifold doors opening out to the rear gardens. The **Kitchen** is fitted with a range of shaker wall and base units with Quartz worksurfaces over, housing an inset sink and comprehensive integrated Neff appliances including dishwasher, fridge freezer, induction hob with extractor hood above and double ovens. There is also an integrated wine fridge, and the central island unit provides additional storage and a breakfast bar. The kitchen has Karndean flooring which extends into the **Dining Area** and the extended **Family Room**, where there is a window overlooking the rear garden

Utility 4.58 x 1.77m (approx. 15'0 x 5'9)

Accessed from the reception hall, the utility has a door opening out to the side of the property, tiled flooring and a range of units housing an inset sink as well as spaces for a washing machine, tumble dryer and American fridge freezer. a door opens into the garage which has been converted into a **Gym** 4.6 x 3.85m (approx. 15'0 x 12'7), having power, lighting and the existing electric garage door

Cloakroom

Having feature tiled walls, a fitted wash basin and WC





Stairs rise to the **First Floor Landing**, having a window to the front, access to the generous loft space via a drop down ladder and an **Airing Cupboard** housing the pressurised water cylinder. Doors open into:

Master Bedroom 4.62 x 4.28m (approx. 15'1 x 14'0)
A luxurious principal suite having twin windows to the front and an opening leading into the **Dressing Room** 2.96 x 2.11m (approx. 9'8 x 6'11). A door also opens through to:

En Suite Bathroom 2.63 x 2.18m (approx. 8'7 x 7'1)
A modern suite comprises twin wash basins set to vanity unit, WC, double ended bathtub and separate double shower, with tiled backs, tiled flooring, a heated towel rail and an obscured window to the side

Bedroom Two 4.9 x 3.28m (approx. 16'0 x 10'9)
Another spacious double room having a window to the rear with pleasant cricket club views, and private use of:

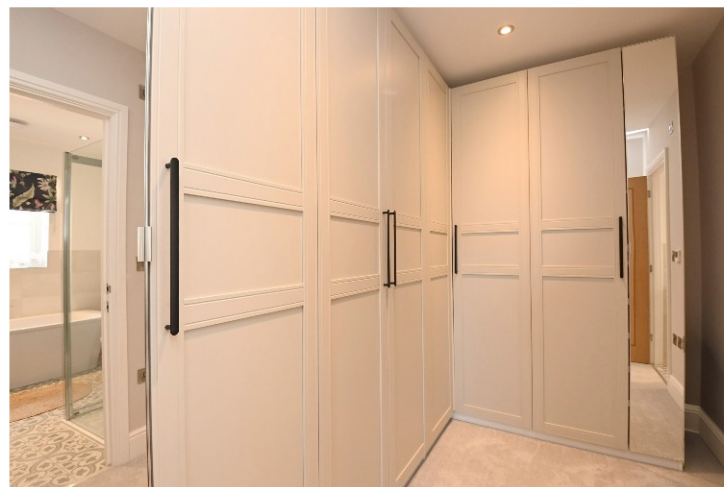
En Suite 2.97 x 1.52m (approx. 9'8 x 4'11)
With a modern suite comprising wall mounted wash basin, WC and double shower, with an obscured window to the rear, a heated towel rail, tiled flooring and half tiling to walls

Bedroom Three 3.7 x 3.5m (approx. 12'2 x 11'5)
Having a window to the rear

Bedroom Four 3.94 x 3.7m (approx. 12'11 x 12'1)
Another double room having a window to the front

Bedroom Five 2.97 x 2.3m (approx. 9'8 x 7'7)
An ideal study or single room, having a window to the rear

Family Bathroom 3.84 x 1.98m (approx. 12'7 x 6'5)
A white suite comprises twin wash basins set to vanity units, WC, bathtub and separate double shower, with tiled splash backs, tiled flooring a heated towel rail and an obscured window to the side









Outside

The property is ideally positioned at the end of a private road servicing two additional properties, enjoying a peaceful setting and easy access to local village amenities. The frontage has been landscaped to provide an expansive block paved driveway with an electric roller door opening into the garage/gym, as well as well tended lawned fore gardens

Rear Garden

Extending to a generous size, the rear garden enjoys plenty of privacy and is laid to a paved terrace, raised borders edged with sleepers and lawns. There is exterior lighting, power and a water point, and gated access leads out to the front. A bespoke **Summer House** 4.05 x 2.02m (approx. 13'3 x 6'7) with full height windows offers a useful storage or entertaining space, as well as having a useful **Tool Shed** 1.44 x 1.3m (approx. 4'8 x 4'3) to the rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: 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.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.