



33 Alexandra Drive, Yoxall, DE13 8PL

Enjoying a desirable address within this popular rural village is this executive detached home, offering beautifully presented family interiors, four bedrooms and excellent outside space including a south facing garden and a detached double garage. Having upgraded over time and maintained to a superb standard, this double fronted detached home enjoys a peaceful setting close to nearby amenities, as well as being within an 'Outstanding' school catchment area. The central reception hall opens into two of the three reception rooms and the modern kitchen, which opens in turn to the utility room, cloakroom and dining room, with a conservatory overlooking the well tended south facing rear garden. To the first floor are four well proportioned bedrooms, three of which benefit from fitted wardrobes, being serviced by two en suites and a family bathroom. The property lies towards the end of this peaceful cul de sac, where there is private parking and access into the double garage. The rear garden enjoys a sunny southerly aspect, and the generous frontage is laid to a private driveway with parking for a

number of vehicles as well as a detached double garage. This attractive property is serviced by mains gas central heating and double glazed windows.

The charming and sought after Staffordshire village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, Post Office/general store, St Peter's church and two pubs, all within a few minutes' walk from the property. On the rural borders of Yoxall are an award winning butchers, a cafe and a bakery, with Hoar Cross Hall Day Spa and the Deer Park Farmshop and Café both being within a few minutes' drive. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. 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.

- Executive Detached Family Home
- Established South Facing Plot
- Well Presented & Refurbished Interiors
- Desirable Village Location
- Three Reception Rooms & Conservatory
- Modern Kitchen & Utility
- Reception Hall & Cloakroom
- Four Good Sized Bedrooms
- Two En Suites & Family Bathroom
- Well Tended South Facing Garden
- Detached Double Garage & Parking
- Peaceful Cul de Sac Setting
- 'Outstanding' School Catchment
- Well Placed for Local Amenities & Commuter Routes

Reception Hall

A gable porch opens to the hallway, having oak finish Karndean flooring which extends throughout much of the ground floor. Stairs rise to the first floor and doors open into:

Study/Playroom 2.44 x 2.2m (approx. 7'11 x 7'2)

A useful home office, playroom or snug, having a window to the front

Lounge 5.6 x 3.11m (approx. 18'4 x 10'2)

A generous and beautifully presented reception room having a gas fireplace set to marble hearth and double doors into the Dining Room. Sliding doors open through to:

Conservatory 3.53 x 2.55m (approx. 11'6 x 8'4)

Double doors open out to the side and windows with Perfect Fit blinds overlook the south facing gardens. The conservatory has also received a solid insulated roof in recent years

Dining Room 3.43 x 2.62m (approx. 11'3 x 8'7)

Another well presented reception room having a window overlooking the garden and a door into the Utility



Kitchen 3.65 x 2.36m (approx. 11'11 x 7'8)
 Having been refitted, the kitchen comprises a range of shaker wall and base units with solid oak worksurfaces over, housing an inset sink with side drainer and a range of integrated appliances including dishwasher, fridge freezer, oven and gas hob. There space for a breakfast bar to one side, a

window faces the front aspect and a door opens to a useful downstairs storage cupboard. Leading into:
Utility 2.57 x 1.7m (approx. 8'5 x 5'6)
 Modern shaker style wall and base units with solid oak worktops over house space for a washing

machine, as well as an inset sink. A door opens out to the side aspect and a door opens into:
Cloakroom
 Comprising pedestal wash basin and WC, with half tiled walls

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Stairs rise from the **Reception Hall** to the first floor **Landing**, having access to the partially boarded loft and a door to the **Airing Cupboard** which houses the hot water cylinder. Doors lead into:

Master Suite 3.36 x 3.1m (approx. 11'0 x 10'2)
With a window to the front, a double fitted wardrobe and private use of:

En Suite 1.73 x 1.6m (approx. 5'8 x 5'2)
A refurbished suite comprises pedestal wash basin, WC and shower, with Aqua boarded walls, a heated towel rail and an obscured window to the front

Bedroom Two 3.33 x 2.66m (approx. 10'11 x 8'8)
Another double bedroom having a window to the rear, a double fitted wardrobe and private use of:



En Suite 1.96 x 1.46m (approx. 6'5 x 4'9)
Fitted with pedestal wash basin, WC and shower, with tiled walls

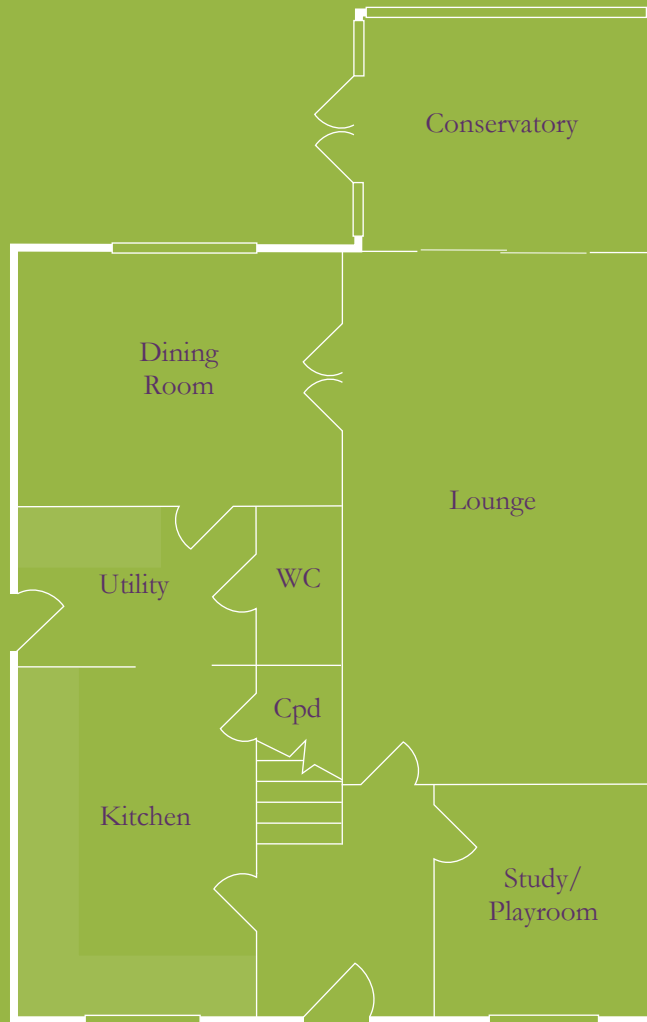
Bedroom Three 2.55 x 2.47m (approx. 8'4 x 8'1)
A third double room having a window to the rear and a double fitted wardrobe

Bedroom Four 2.96 x 2.03m (approx. 9'8 x 6'7)
Having a window to the front aspect

Family Bathroom 2.53 x 1.52m (approx. 8'3 x 4'11)
Comprising pedestal wash basin, WC and bathtub with shower unit over, with tiled walls and an obscured window to the side







Outside

The property is set back from the road beyond a generous frontage, having a sweeping tarmac driveway providing parking for a number of vehicles as well as access into the garage. Mature hedges provide privacy to the front aspect.

Double Garage 5.3 x 5.2m (approx. 17'4 x 17'0)
 Having twin up and over entrance doors to front, power and lighting

South Facing Rear Garden

Beautifully tended gardens extend to the rear aspect, being safely enclosed and bordered by mature foliage, trees and flower beds. Adjacent to the property is an area of decking and there is a pretty arbour to one corner of the garden. The property benefits from exterior lighting and a water point, and gated access leads back to the front aspect

Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

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.