





****NO UPWARDS CHAIN**** A well appointed three bedroom detached property, situated within the highly regarded village of Yoxall, having a primary school feeding to the outstanding John Taylor High School. The property benefits from two reception rooms, a further conservatory, kitchen diner and three well proportioned bedrooms. Viewing is highly recommended strictly via appointment only.



Entrance hall

With central heating radiator, storage cupboard and doors leading off to:

Kitchen Diner

With a selection of matching wall and base units, having a roll edge laminate preparation work surface, sink with mixer tap and drainer, space for washing machine, fridge freezer and cooker, central heating radiator, double glazed upvc window to the rear elevation, an opening leading through to the conservatory and a door leading to:

Living room

With central heating radiator, a double glazed UPVC window to the front elevation and a double glazed UPVC window to the side elevation.

Conservatory

With central heating radiator, double glazed UPVC windows to the side and rear elevations, double glazed UPVC rear door, and a door leading through to.

Dining room

With central heating radiator add stable glaze UPVC sliding door leading out onto the patio.

First floor landing

With loft hatch, airing cupboard, window to the side elevation and door leading off to:

Master bedroom

With central heating radiator, window to the rear



elevation and a built-in wardrobe.

Family bathroom

With a three-piece suite, comprising: bath with individual hot and cold taps and gravity shower over, pedestal, wash hand basin, low level WC, central heating radiator and a window to the rear elevation.

Bedroom Two

With central heating radiator, window to the front elevation and a built-in wardrobe.





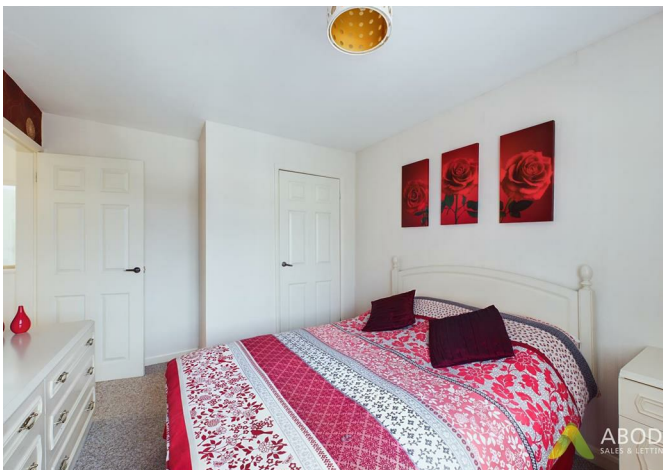


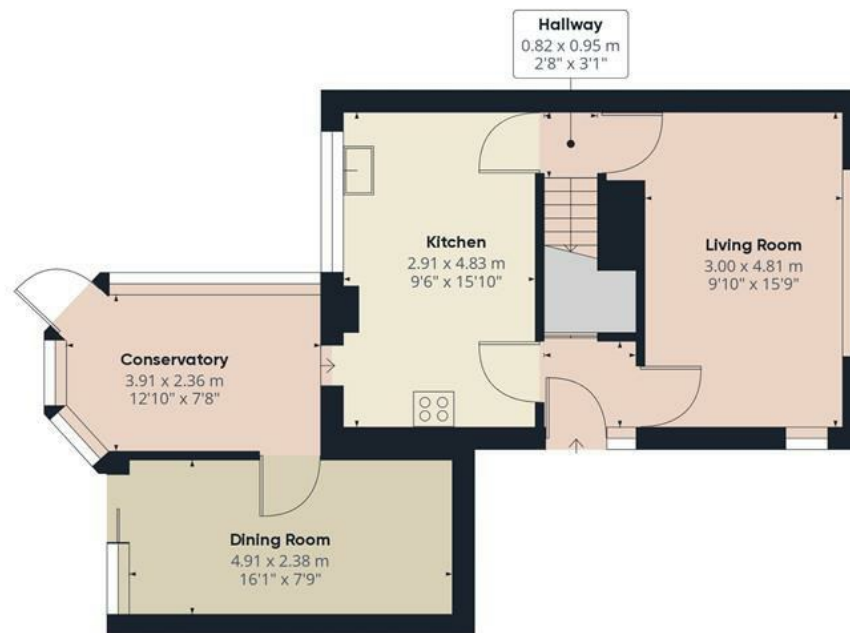
Bedroom Three

With central heating radiator and a double glazed window to the front elevation.

Outside

The outside of the property to the front elevation offers a tarmacadam driveway providing parking facility leading to the main entrance. The rear elevation offers a mainly laid to lawn garden with patio area ideal for entertaining and seating.





Floor 0



Floor 1

Approximate total area⁽¹⁾

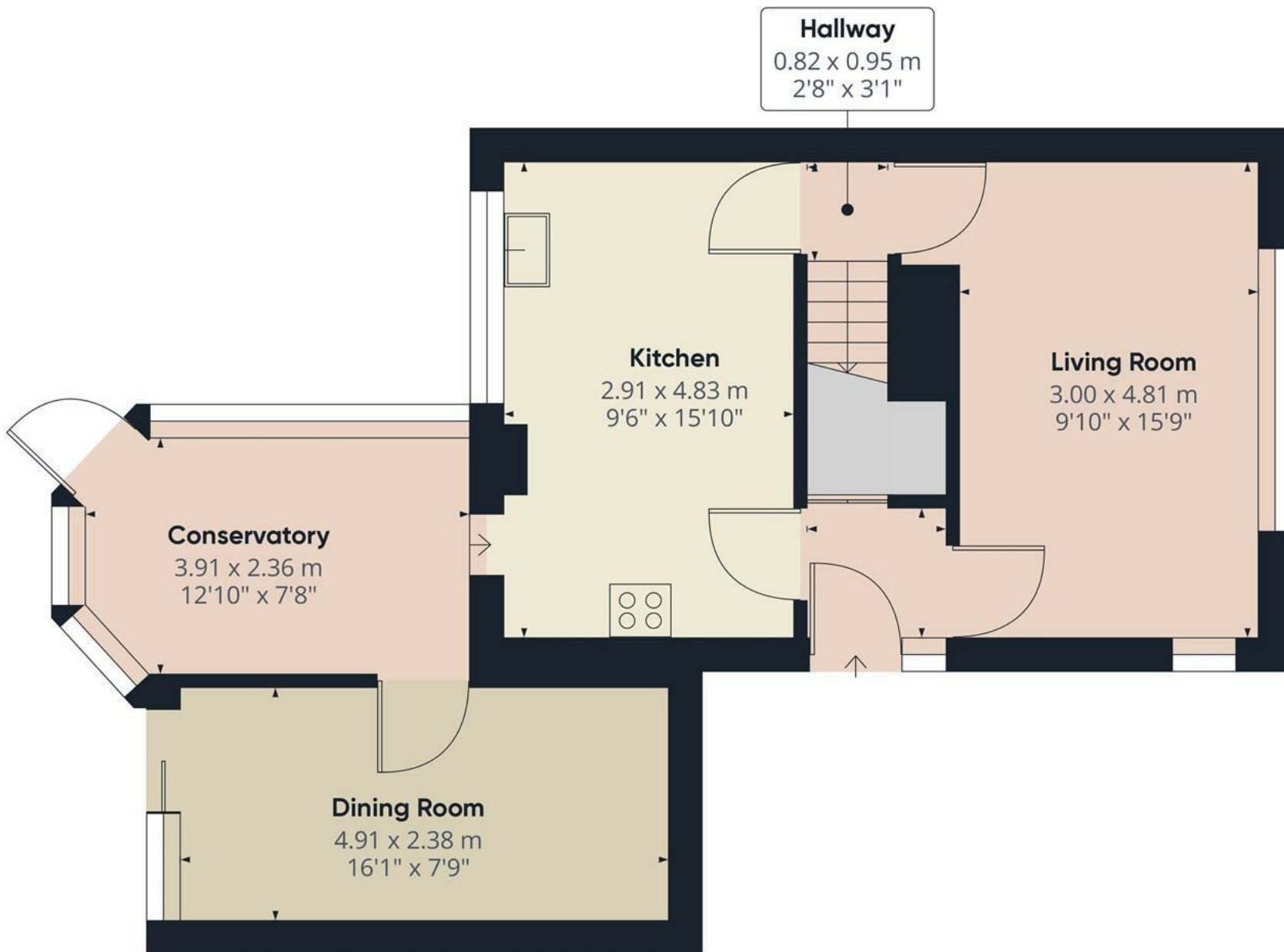
90.55 m²

974.73 ft²

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.

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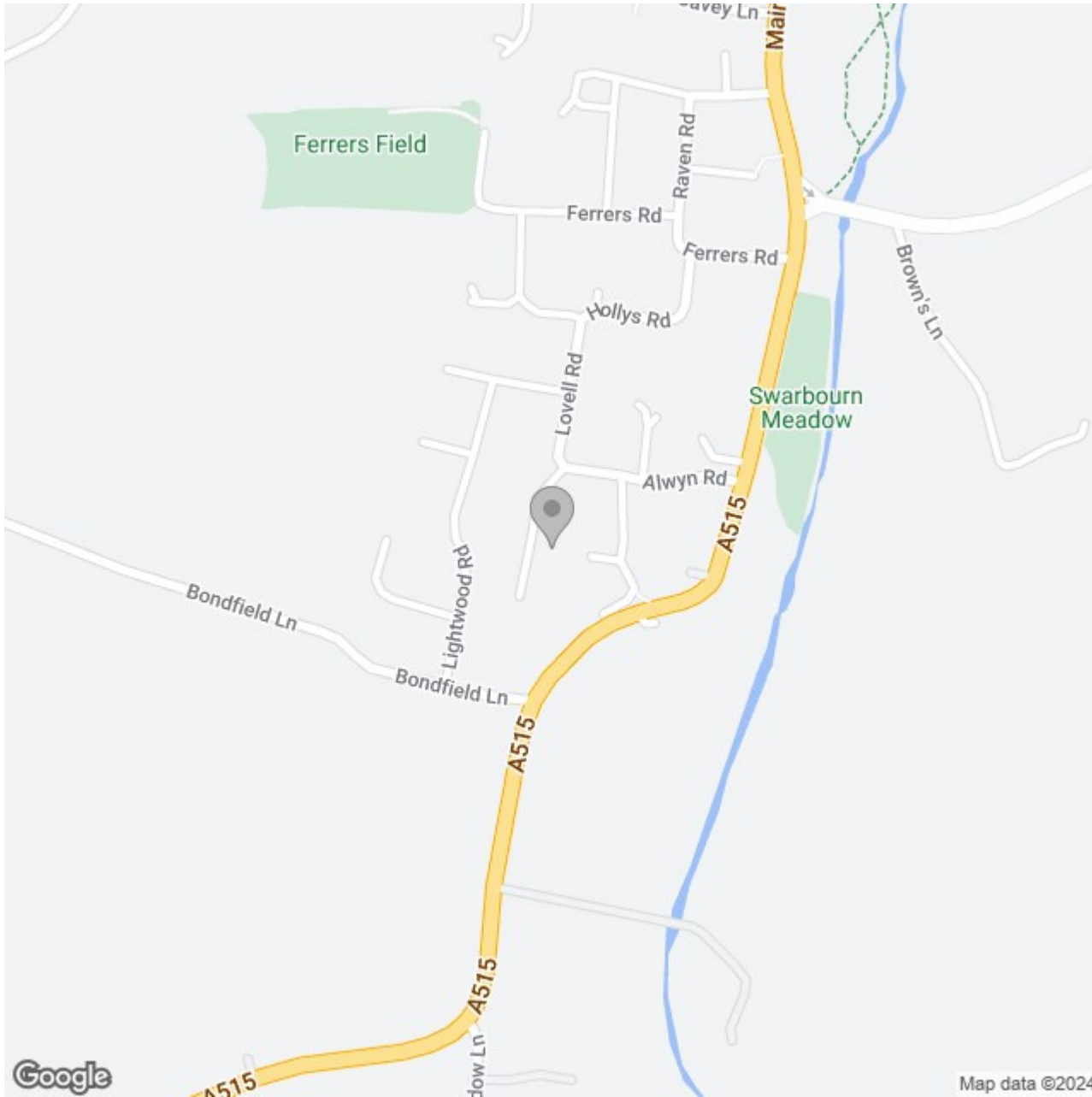
Approximate total area[®]
57.03 m²
613.81 ft²

Excluding balconies and terraces

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Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	