





An extended and much improved traditional detached family home, situated upon a private and secluded plot within the centre of this highly desirable Staffordshire village of Yoxall.

Situated upon a private and most secluded plot, this traditional detached home has been greatly extended and improved by the current owners, boasting spacious and high specification interior. Light and spacious rooms with a beautifully appointed kitchen, dining living room which is certainly the focal point of the house. The master bedroom has dressing room and en-suite and a balcony which creates a tranquil and relaxing seating area.

Outside there is an enclosed entertaining area and large lawn. Driveway, parking and detached garage.



**ABODE**  
SALES & LETTINGS

### Reception Hallway

11'11" x 11'7"

Detailed oak dogleg staircase leading to the first floor with glazed inserts. Traditional pine paneled doors leading to all rooms, recessed glazed oak wine cabinet with matching drawer and led lighting understairs storage, travertine tiled flooring and central heating radiator.

### Guest Cloakroom

5'9" x 6'3"

Opaque double glazed lead lattice window to front, fitted with a stylish bespoke range of base units with worktop over and upstand, continental flush low-level WC, feature wash hand basin with waterfall tap, travertine tile flooring and enclosed central heating radiator.

### Kitchen / Dining

31'3" x 11'3"

The kitchen is fitted into an L shape with raised base cabinets having discreet under unit lighting, solid marble effect worktop with upstand, frosted glazed double display cabinets framing bay window with window seat, integrated relay oven, microwave oven and halogen AEG four ring hob with extractor hood over, fridge and freezer, two dishwasher drawers, one and half stainless steel sink and drainer with quooker mixer tap, waste disposal. At the center of the kitchen area is a workable island with food preparation area, drawers, and cupboards. With stainless steel drawer beneath, extends to a breakfast bar area with seating, travertine tile flooring throughout, with underfloor heating.

### Living Room

20'7" x 15'4"

Double glazed glass windows to front including bay window and double glazed bifold doors to rear, double glazed lead lattice window to rear, recessed downlighting, fitted bookcase with recessed mirrored shelving and secret doorway to snug area.



### Living Room / Snug

13'10" x 12'9"

Double glazed doors leading to rear patio area, downlighting, travertine tile flooring, traditional four panel door, central heating radiator.

### Utility

5'6" x 7'1"

UPVC double glazed window to rear fitted with a matching range of bespoke handmade wall and base units with granite worktop and traditional Kohler basin with mixer tap, space for washing machine and tumble dryer, covered housing central heating system.







### Living / Games Room

11'1" x 20'0"

Double glazed lead lattice bay window to front, focal point of the room is an inglenook style feature fireplace with brick hearth and flagstone mantel with wood burning stove, travertine tile flooring, central heating radiator, double doors leading to

### Conservatory / Sunroom

16'5" x 16'2"

L shaped conservatory with tiled roof, Velux windows to ceiling, downlighting, UPVC double glazing, French doors leading to rear patio, tiled flooring and two central heating radiators.

### First Floor Landing

21'1" x 5'1"

Dogleg staircase and half landing, oak staircase inlaid with glass, central heating radiator, double glazed lead glass window to front, access to loft, pine paneled doors to all rooms.

### Master Bedroom Suite

20'8" x 14'8"

Double glazed lead glass window to rear, underfloor heating, bifold doors opening onto a luxurious balcony with wrought iron railings overlooking the landscaped and beautiful manicured gardens.

### Wardrobe / Dressing Room

9'10" x 11'4"

Mirrored floor to ceiling wardrobes providing ample hanging and shelving space, opaque double glazed lead glass window to front, door leading to

### Ensuite Bathroom

9'1" x 11'4"

Luxurious ensuite with opaque lead glass window to front and rear elevation, floor to ceiling tiling in a mixed travertine and white porcelain creating stunning contrasts, double shower cubicle and matching his and hers floating vanity wash hand basin with central mixer taps, continental low level flush WC, tiled flooring, and heated towel rail.



### Bedroom 2 (Front)

12'0" x 11'5"

Double glazed lead glass window to front, central heating radiator.

### Bedroom 3 (Rear)

13'6" x 12'9"

Double glazed lead glass window to rear, underfloor heating,

### Family Bathroom

12'1 x 6'0"

Opaque double glazed lead lattice window to front, extractor fan, recently refitted with white tiled walls, recessed double shower cubicle, vanity wash hand basin, continental low level flush WC, freestanding bath with mixer tap and shower attachment, tiled flooring.

### Bedroom 4 (Front)

11'0" x 8'3"

Double glazed lead lattice window to front, central heating radiator.

### Bedroom 5 (Rear)

13'3" x 11'4"

Double glazed led lattice window to rear, two wall lights, central heating radiator and lead lattice-stained glass pine paneled door leading to

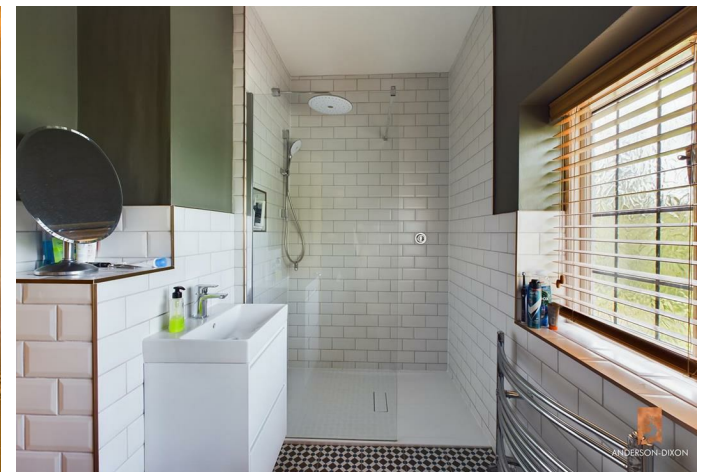
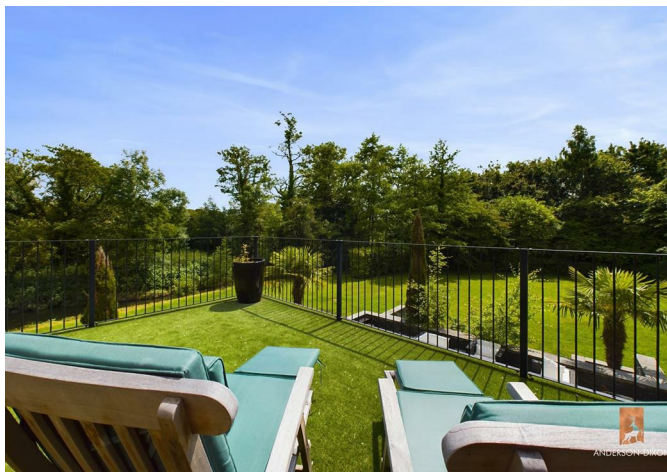
### Ensuite

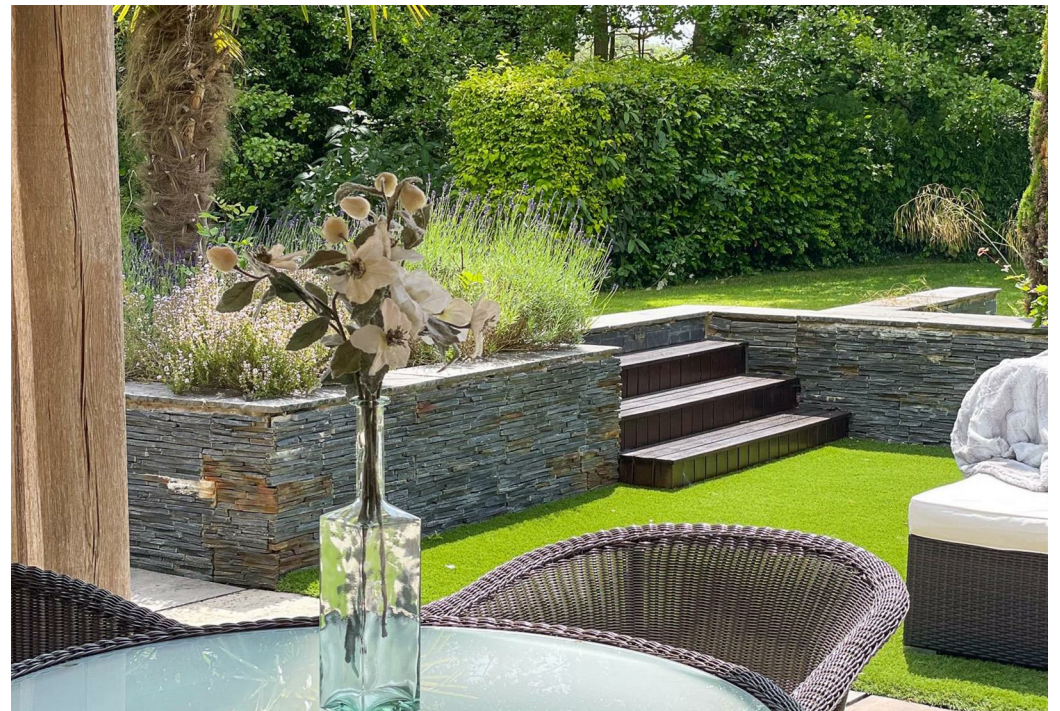
5'6" x 7'5"

In traditional colours with charcoal grey and black with a continental low level flush WC, floating vanity wash hand basin and corner shower, heated towel rail.

### Outside

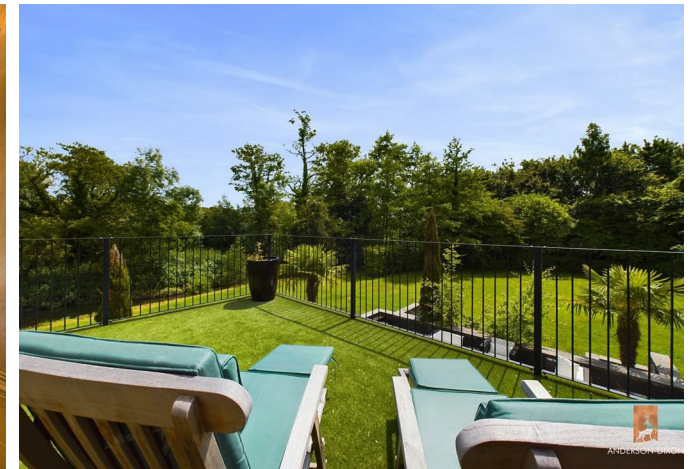
The property is accessed via electric double gates with guest intercom, beautifully landscaped and private gardens providing a degree of privacy. Blocked paved and graveled driveway and Indian stone pathway, redbrick wall surrounds the property creating a superb entertaining area to the rear elevation with canopy and pergola, landscaped gardens consist of manicured lawn, established with a range of shrubs and mixture of trees, the garden cascades down to the brook which is located to the rear of the property and at which the rear boundary lie (TBC by Solicitors).

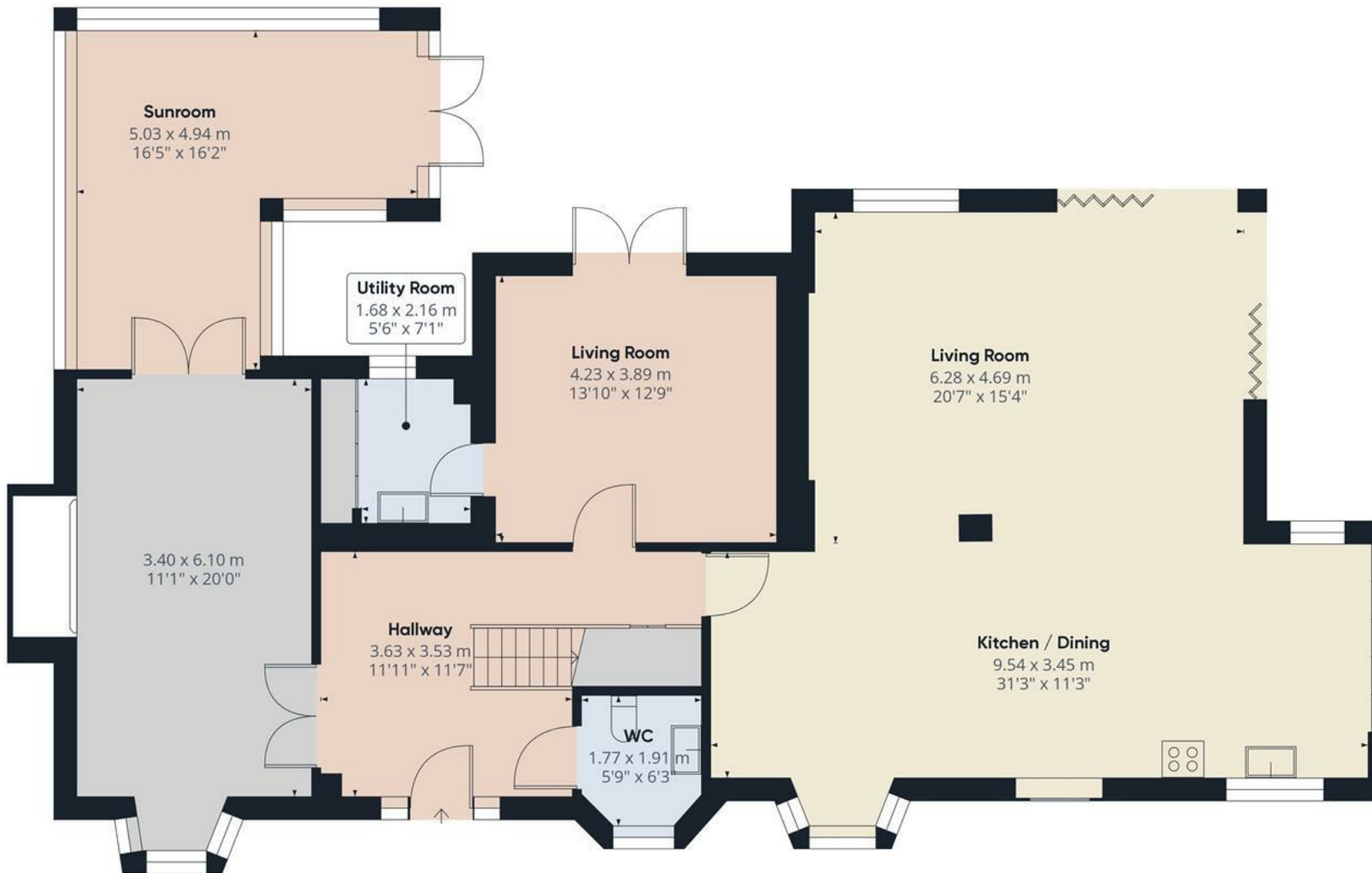












Approximate total area<sup>(1)</sup>

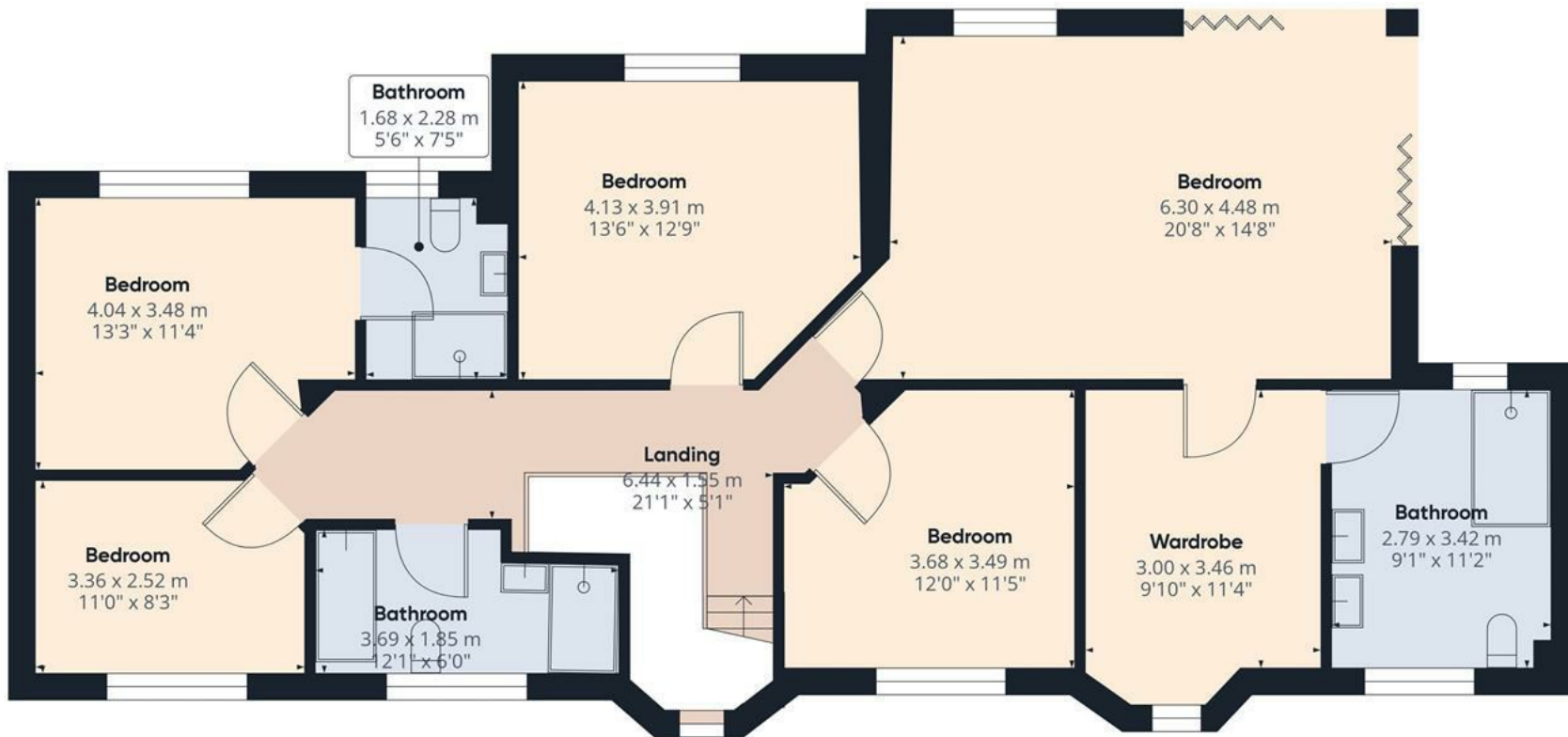
153.15 m<sup>2</sup>  
1648.52 ft<sup>2</sup>

(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.

GIRAFFE360

Floor 0



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

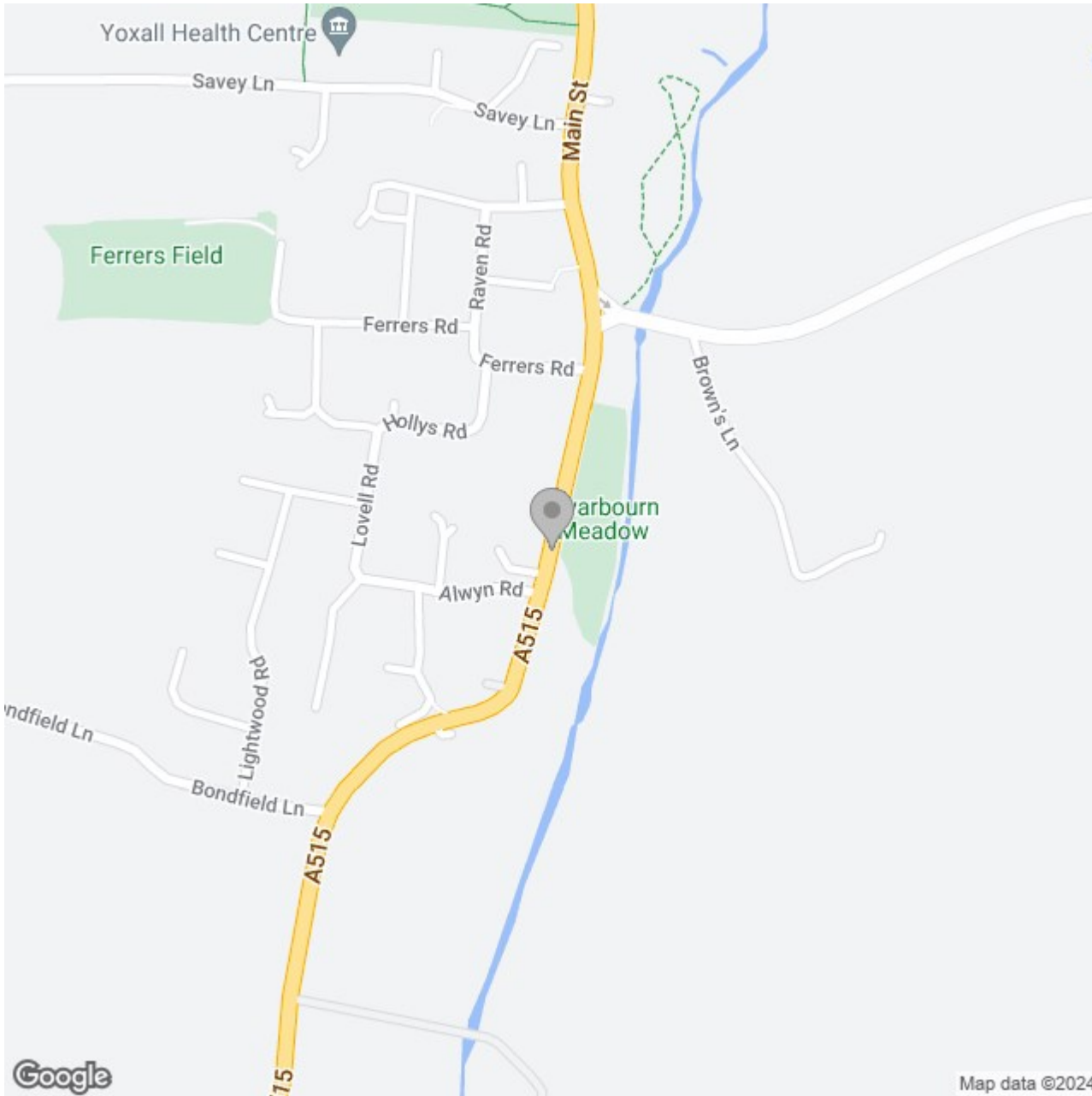
119.61 m<sup>2</sup>  
1287.46 ft<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE 360

Floor 1



### Energy Efficiency Rating

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