





A beautifully presented five bedroom detached home, finished to the highest of specification, situated within the desirable village of Yoxall, having good access to a range of local amenities and transport links. The property benefits from having two reception rooms, impressive kitchen diner, integral double garage, five double bedrooms, With two having walk in wardrobes and en-suite shower rooms and a generous driveway providing parking facility. Viewing is highly recommended strictly via appointment only.



Accommodation

Hardwood interior doors, stunning fitted kitchen with gloss finished units and quartz work surface. The Living Dining Kitchen is a particular feature overlooking the rear garden with patio doors allowing for an abundance of natural light. There is a lounge and formal dining room with the guest cloakroom and utility room finishing the ground floor accommodation. The master bedroom suite is located to the front elevation with dressing room & contemporary fitted en suite shower/ bathroom, an additional en suite & dressing room is positioned off the guest bedroom, with three further bedrooms and stylish modern, central family bathroom. Outside the gardens reach from the front to the side elevation with block paved driveway and double garage and gated access to the enclosed garden with patio and lawn.

Dimensions

DINING ROOM 14' 5" x 9' 6" (4.39m x 2.9m)

LOUNGE 21' 1" x 12' 5" (6.43m x 3.78m)

LIVING KITCHEN DINER 19' 1" x 17' 9" (5.82m x 5.41m)

UTILITY ROOM 7' 6" x 5' 5" (2.29m x 1.65m)

CLOAKROOM

FIRST FLOOR LANDING

MASTER BEDROOM 12' 8" x 12' 3" (3.86m x 3.73m)

DRESSING ROOM 8' 7" x 6' 5" (2.62m x 1.96m)



ENSUITE 8' 7" x 4' 11" (2.62m x 1.5m)

BEDROOM TWO 9' 11" x 16' 4" (3.02m x 4.98m)

DRESSING ROOM 9' 6" x 7' 1" (2.9m x 2.16m)

ENSUITE 7' 1" x 6' 6" (2.16m x 1.98m)

BEDROOM THREE 14' 8" x 11' 6" (4.47m x 3.51m)

BEDROOM FOUR 13' 9" x 9' 3" (4.19m x 2.82m)



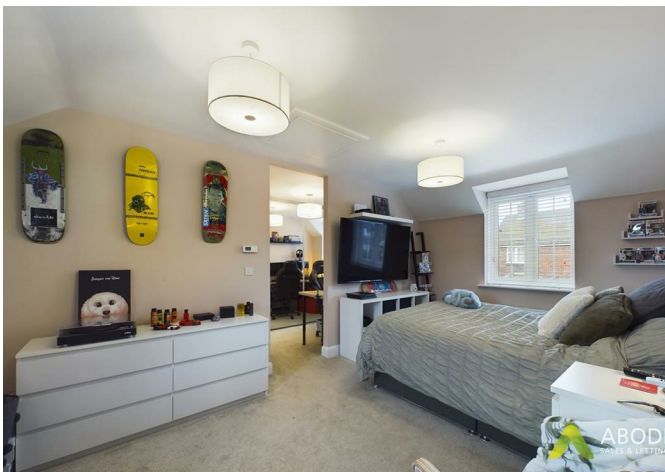




BEDROOM FIVE 11' 6" x 7' 6" (3.51m x 2.29m)

BATHROOM 8' 7" x 7' 4" (2.62m x 2.24m)

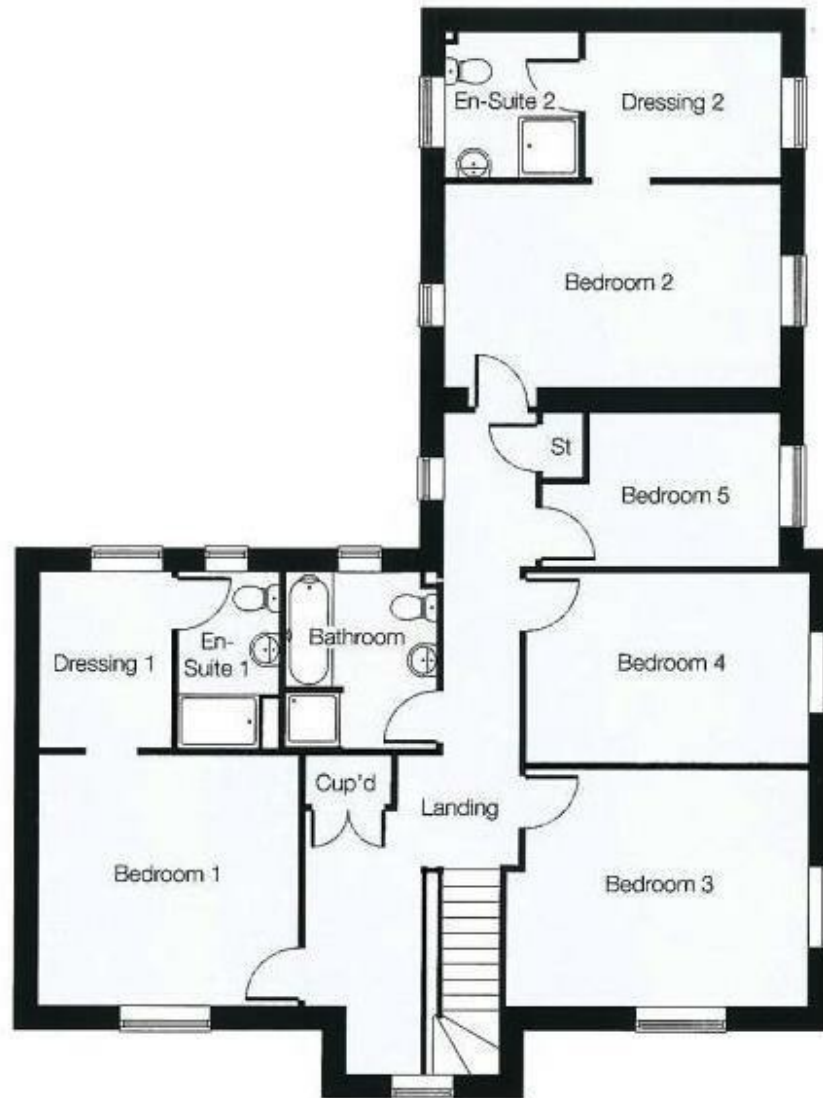


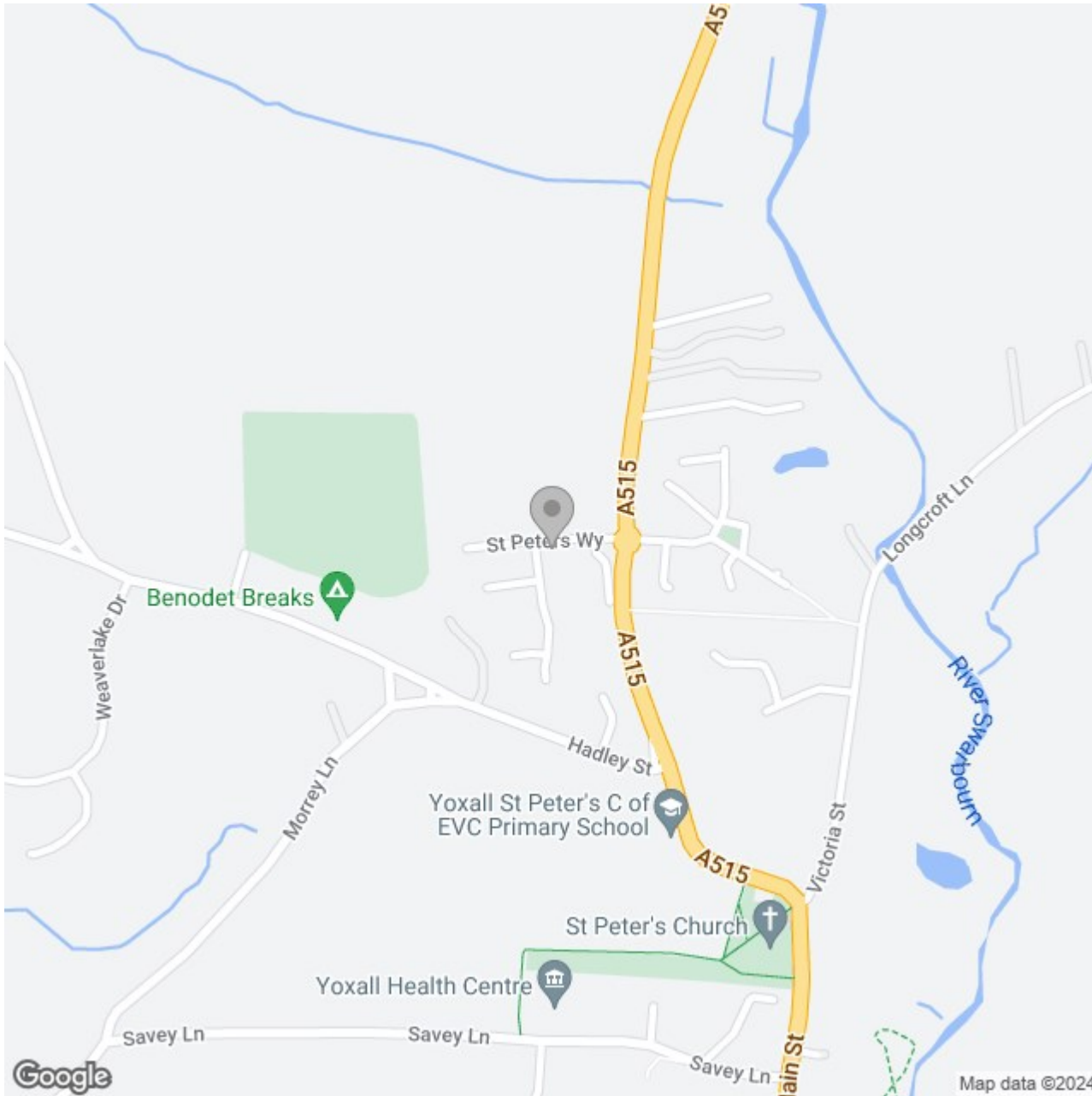













Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 92 |
| (81-91) B | 86 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |