



£324,995

2 Bedroom Cottage for sale

The Nook Victoria Street, Yoxall, Burton-on-Trent



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Overview

Viewing is essential to fully appreciate the exceptional nature and flawless presentation of this Grade II Listed character cottage in a secluded position within the ever popular village of Yoxall. Recently refurbished, boasting a blend of minimalist contemporary design and historic charm.



Key Features

- Delightful Grade 2 Listed character cottage
- Sitting room with log burner
- Modern kitchen to the rear
- contemporary Shower Room
- Two Double Bedrooms
- Charming and Peaceful Village Setting
- Viewing Essential!





A truly exceptional Grade II Listed character cottage in a secluded position within the ever popular village of Yoxall. Recently refurbished, boasting a blend of minimalist contemporary design and historic charm

This delightful cottage comprises an entrance hall, charming open plan sitting room/dining room with exposed beams and feature log burner, and has a useful under stairs storage cupboard. A stunning recently fitted kitchen with integrated appliances overlooks the pretty rear garden.

A wooden staircase leads upstairs to two double bedrooms with painted floorboards and exposed beams and a refitted contemporary shower room. There is also some additional loft storage space.

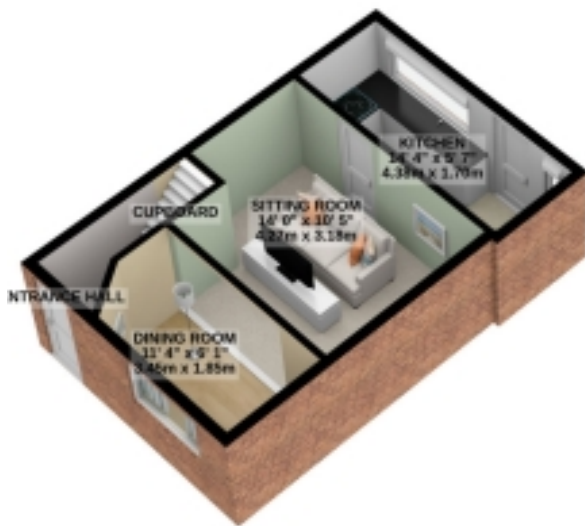
Externally there is the unexpected bonus of a brick outbuilding, formerly a pig sty, an attractive newly landscaped rear garden with a relaxing patio area.



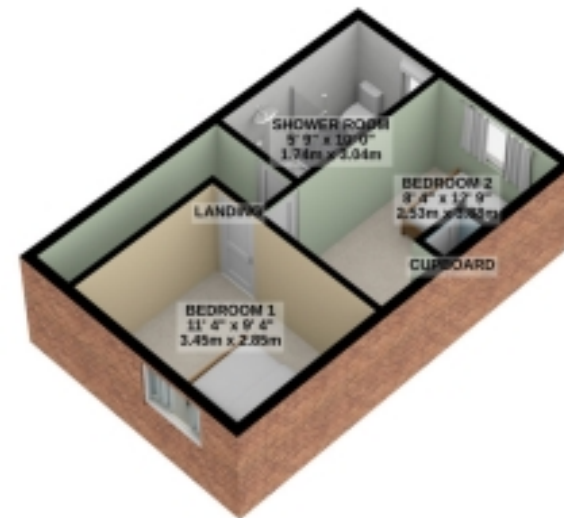
Yoxall is a friendly community located in a rural setting in Staffordshire on the edge of the National Forest, with the River Swarbourn meandering through. Yoxall enjoys an excellent village atmosphere. There are 3 well established public houses; The Golden Cup, The Crown and The Forresters, and a local convenience store with a Post Office. There is also a reliable bus service to Lichfield, Burton and the villages in between.

Floorplans

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.

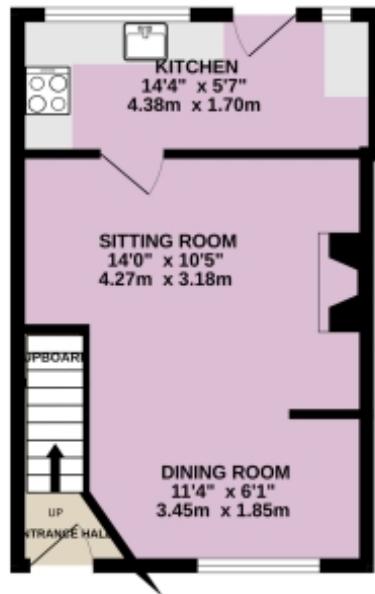


For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Floorplans

GROUND FLOOR

1ST FLOOR



EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by EweMove Barton-under-Needwood

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