



**St. Peters Way, Yoxall, DE13 8NY**

**£555,000**

A Substantially extended 4 bedroom detached family home which provides a superb, modern interior throughout and has landscaped rear gardens with high degrees of privacy. The extended garden room opens up the kitchen dining area creating a great family/entertaining area. The property has a high quality finish throughout and is located on this small, select cul de sac consisting of only similar type properties. Viewing is highly recommended.





# 6 St. Peters Way, Yoxall, DE13 8NY

The sought after village of Yoxall provides an excellent range of amenities including a health centre, post office, shops, newsagents/general store, St Peter's church and two pubs, all within a few minutes' walk from the property. 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, and there are a number of private schools also in the area including Foremarke Prep, Denstone College, Repton and Lichfield Cathedral. 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.

## ENTRANCE HALL

Stairs to first floor, storage cupboard, Amtico flooring

## LOUNGE AREA 18'4" x 10'5" (5.6 x 3.2)

Double glazed bay window to front, carpet flooring, ceiling spot lights

## CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

## KITCHEN DINING ROOM 26'6" x 10'9" (8.1 x 3.3)

Double glazed windows to rear gardens, bi fold doors to garden room, Amtico flooring throughout, ceiling spot lights, fitted with a modern range of matching floor and wall units with work surfaces over, integrated appliances and good sized dining area

## GARDEN ROOM 14'9" x 14'9" (4.5 x 4.5)

Double glazed doors and windows to rear gardens, Amtico flooring, ceiling spot lighting

## FIRST FLOOR LANDING

Loft access, carpet flooring

## MAIN BEDROOM 14'1" x 11'5" (4.3 x 3.5)

Double glazed windows, carpet flooring,

## EN SUITE

Shower enclosure, low level wc, wash hand basin, heated towel rail, tiled surrounds

## BEDROOM 14'1" x 10'5" (4.3 x 3.2)

Double glazed window, carpet flooring, fitted wardrobe cupboards

## BEDROOM 11'1" x 10'9" (3.4 x 3.3)

Double glazed window, carpet flooring, fitted wardrobe cupboards

## BEDROOM 14'5" x 9'2" (4.4 x 2.8)

\* please note\* currently in use as a dressing area with fitted wardrobes, carpet flooring, doors to landing and main bedroom

## BATHROOM

Matching white bathroom suite with tiled surrounds, heated towel rail, frosted double glazed window

## REAR GARDENS

Landscaped rear gardens with high degrees of privacy, patio area, lawned area, fully enclosed by fencing

## GARAGE WITH DRIVEWAY PARKING

Garage with power and light parking for two to three vehicles







