



Flixton House King Street, Yoxall
DE13 8NF

Downes & Daughters
ESTATE AGENCY

Flixton House King Street, Yoxall DE13 8NF £625,000

A rare opportunity to acquire a substantial family home in need of updating and occupying a substantial, and wonderfully private, central village plot of 0.27 of an acre. In the shadows of the neighbouring St Peter's Church. Offered for sale with no onward chain and extending to over 2,331 square feet of accommodation, this delightful dwelling has been a happy family home for nearly 50 years, with the same family in occupation since its construction in 1975. It is now time for a 'new chapter', and the current owners are looking for a new family to make memories of their own in this wonderful property and breathe some life in to it once more.

Positioned in the centre of the quarter of an acre plot, behind an impressive front garden with circular drive, the internal accommodation currently comprises: Entrance lobby with reception hall, living room, sitting room, formal dining room opening in to a conservatory, kitchen and utility WC on the ground floor and four bedrooms, one with en suite shower and wash basin, and a family bathroom on the first floor.

The extensive plot is equally impressive at the rear with a continuation of the established gardens, with a southerly aspect, looking up to the church tower. A raised sun terrace provides a heated swimming pool (not used for 10 years) and the detached garage and workshop was large enough to indulge the engineering passion of the last owner for many years.

Falling within the John Taylor catchment area this property must be viewed to appreciate the extent of the accommodation, size and privacy of the plot and the endless potential on offer.

GROUND FLOOR

Large Entrance Lobby Opening In To Reception Hallway • Guest Cloakroom & Utility • Sitting Room • Double Aspect Living Room • Dining Room Opening In To... • Conservatory • Breakfast Kitchen

FIRST FLOOR

Landing With Airing Cupboard • Double Aspect Principal Bedroom With Range Of Fitted Wardrobes • Guest Bedroom Suite & Dressing Area With Shower & Wash Basin • Bedroom Three With Fitted Wardrobes • Bedroom Four With Fitted Wardrobes • Family Bathroom

OUTSIDE

Occupying An Established Plot Of 0.27 Acres • Substantial Front Garden With Circular Driveway Providing Parking For Numerous Vehicles • Gated Side Hard Standing Leading To... • Garage & Workshop • South Facing Rear Garden With Shaped Lawn & Herbaceous Borders • Patio Seating & BBQ Areas • Raised Sun Terrace With Outdoor Heated Swimming Pool (not used for 10 years) • Two Timber Storage Sheds

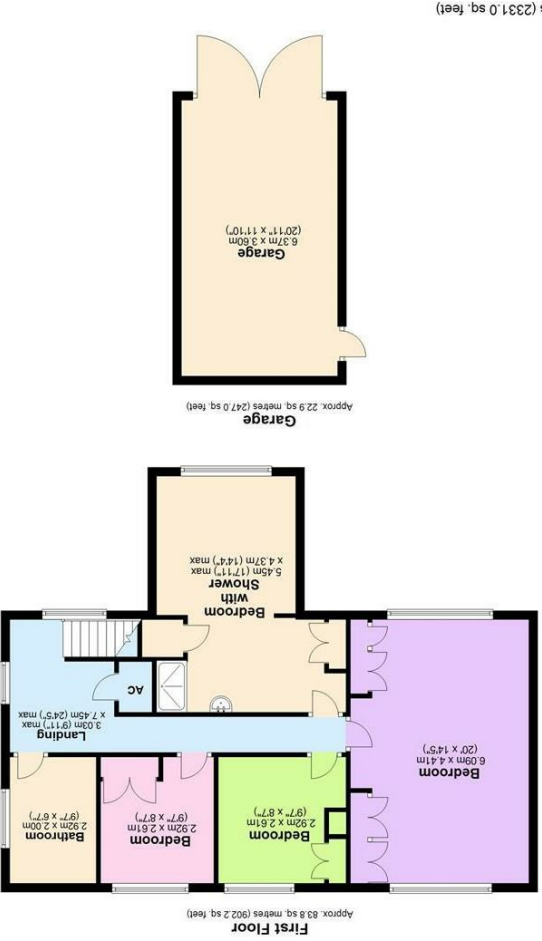
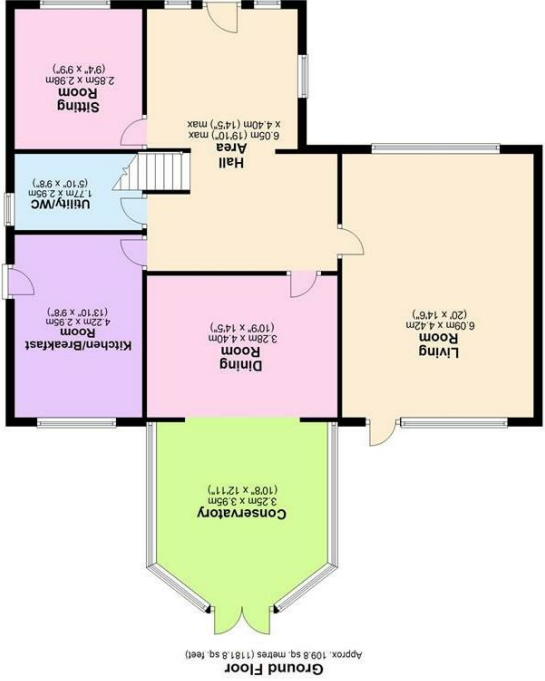
FURTHER INFORMATION

Freehold (TBC by solicitor) • Council Tax Band F • Energy Rating D • Upvc Double Glazing • All Mains Services (pool heating is oil fired) • Broadband & Fibre Available





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Total area: approx. 216.5 sq. metres (2331.0 sq. feet)

Environmental Impact (CO ₂) Rating			
Current	Minimum	Maximum	EU Directive 2002/91/EC
A	A	A	Very environmentally friendly - lower CO ₂ emissions
B	B	B	Environmentally friendly - lower CO ₂ emissions
C	C	C	Decent
D	D	D	Decent
E	E	E	Decent
F	F	F	Decent
G	G	G	Decent
Energy Efficiency Rating			
Current	Minimum	Maximum	EU Directive 2002/91/EC
A	A	A	Very energy efficient - lower running costs
B	B	B	Energy efficient - lower running costs
C	C	C	Decent
D	D	D	Decent
E	E	E	Decent
F	F	F	Decent
G	G	G	Decent
England & Wales 2002/91/EC			
74	45	74	EU Directive 2002/91/EC



Not All Agents Are Equal...