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HERE TO GET *you* THERE



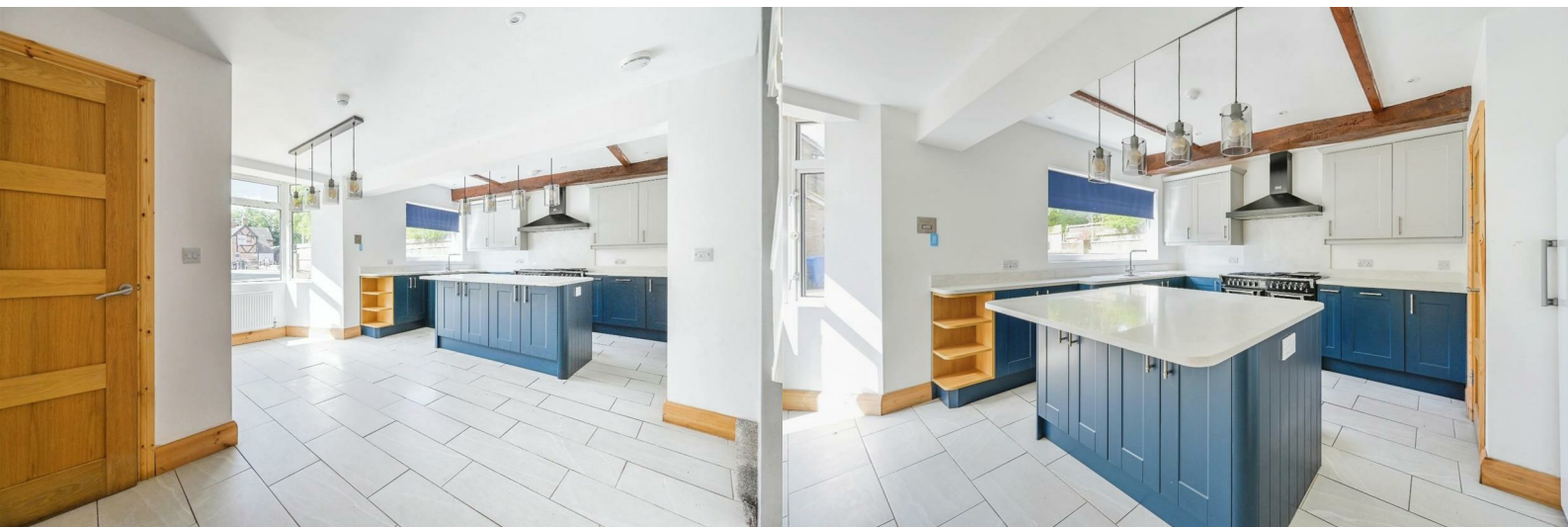
Main Street

Yoxall, Burton-on-Trent, DE13 8NQ

Offers In Excess Of £560,000



Council Tax: E



The White House Main Street

Yoxall, Burton-on-Trent, DE13 8NQ

Offers In Excess Of £560,000



Entrance Porch

accessed via a wooden front entrance door and having a ceiling light point, tiled floor and a door into the

Open Plan Family Kitchen

fitted with a range of wall and base mounted units, solid Quartz work surfaces with matching upstands and cooker splash back and a co-ordinating central island with storage, breakfast bar and electric points. Inset acrylic sink and a half with drainer and a multi fuel range cooker with extractor hood above. Space for further appliances including a dishwasher, fridge and freezer. Inset ceiling spotlights, two ceiling light points, exposed timbers, fitted pantry cupboard with work surface and light, two radiators, stairs leading to the first floor accommodation, tiled floor, UPVC double-glazed unit and a UPVC double-glazed bay window to the front aspect

Living Room

benefitting from a log burning stove on a slate hearth with an oak beam mantle above. Ceiling light point, radiator, laminate flooring, UPVC double-glazed window to the front aspect and two UPVC double-glazed windows to the side aspect

Utility Room

having base unit with work surface and an inset stainless steel sink and drainer. Space with plumbing for a washing machine and space for a tumble drier. Inset ceiling spotlights, loft access via a fitted ladder which houses the central heating boiler, radiator, hot water cylinder, UPVC double-glazed window to the side aspect and a stable door giving access to the garden. Door into the

Store Room

currently used as a store but could be fitted out with a guest WC and shower

First Floor Landing

having a ceiling light point, exposed timbers, stairs leading to the second floor and a UPVC double-glazed window to the rear aspect

Bedroom Two

benefitting from a vaulted ceiling with exposed timbers giving additional space. Wall light fitment, radiator and dual aspect windows to the front and rear

Bedroom Three

having a ceiling light point, exposed timbers, radiator and a UPVC double-glazed window to the front aspect

Bedroom Four

having a ceiling light point, exposed timbers, radiator and a UPVC double-glazed window to the front aspect

Family Bathroom

having a panelled spa bath with an overhead mains shower fitment and a vanity unit housing the hand wash basin and WC. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

Second Floor Landing

having a ceiling light point and a UPVC double-glazed window to the rear aspect

Master Bedroom

having a ceiling light point, loft access, exposed timbers, radiator and a UPVC double-glazed window to the front aspect. Open access to the

Dressing Room

having a ceiling light point, exposed timbers, radiator and a UPVC double-glazed window to the front aspect. Door into the

En-suite Bathroom

having a panelled bath with a shower head attachment to the taps, vanity unit housing his and hers hand wash basins and a close-coupled WC. Inset ceiling spotlights, exposed timbers, part tiling to walls, towel radiator, laminate flooring and a UPVC double-glazed window to the side aspect

Outside

the front of the property is set back from the road and has a concrete and pebbled driveway providing off road parking and a paved pathway leading to the front entrance door. There are well established, well stocked shrubs and a timber pedestrian gate giving access to the side of the property. The provisions have also been put in place so that an EV charger

can be fitted to the front of the property

the rear garden has a good sized lawn and a paved patio seating area, there is a brick outbuilding currently used as a log store, timber shed and a greenhouse aswell as a timber workshop on a decked area and having internal and external electric points and an outside water tap. The garden is well stocked with shrubs and trees including a cherry tree, plum tree and two crab apple trees, there is also a timber pedestrian gate giving access to Goose Green

AGENTS NOTE

as agents we are duty bound to advise all prospective purchasers that there was a flood at this property in 2023. There was minimal damage as the water level was low and the current sellers have taken steps to fit flood defenses so that it doesn't affect home insurance



Road Map



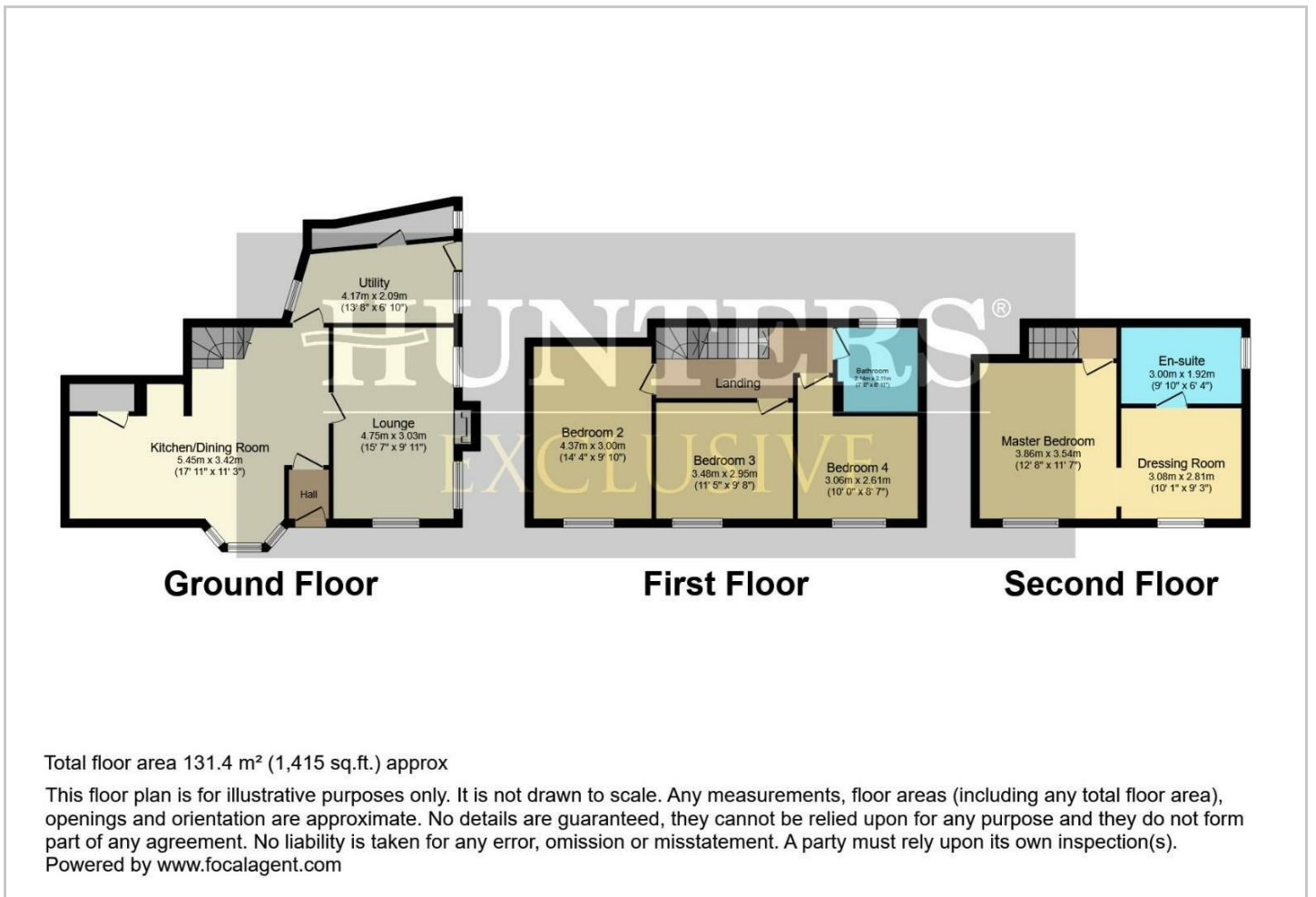
Hybrid Map



Terrain Map



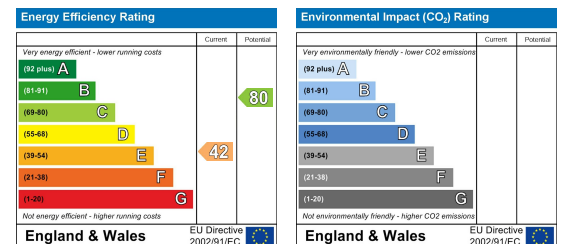
Floor Plan



Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.