



Ferrers Road, Yoxall BURTON-ON-TRENT





Property Description

Burchell Edwards are delighted to bring to market this charming and extended 4-bedroom semi-detached family home, situated in the peaceful rural surroundings of Yoxall village.

With a number of local amenities and good schooling, Yoxall offers a village store and postcard-worthy country pubs. Furthermore, with excellent transport links to the A38 & M42 the location is ideal for commuters to Birmingham.

Upon arrival, the property is positioned to the end of a cul-de-sac estate, with open green space at the doorstep. A long driveway offers ample off-road parking for multiple vehicles, as gated side access leads around to an enclosed sun-trap rear garden with summer house including Jacuzzi hot tub. This makes the perfect home gym, outdoor bar, or even dedicated home office space.

Entry leads into a hallway with characterful kitchen-diner leading off, storage under stairs, and through to the spacious L-shape lounge reception room which has large patio doors leading out to the garden.

The 1st floor has the master bedroom, 3rd largest bedroom which is a double, and 4th largest bedroom which is a single, as well as a shower room. All bedrooms offer built-in storage wardrobes and are light and airy thanks to large windows over the front and rear.

Finally, the top floor has the 2nd largest bedroom, a further double with built-in storage, along with the top floor toilet. Early viewing strongly advised.

Front Garden

Outside tap.

Entrance Hallway

Door to front elevation, tiled floor, central heating radiator and built in storage.

Kitchen/ Diner

15' 10" x 15' 8" max (4.83m x 4.78m max)
Two double glazed windows to front elevation, a range of wall and base units with real wood work surface over incorporating a Belfast porcelain sink with drainer unit, rangemaster cooker fridge freezer, dishwasher, extractor, storage pantry, oak archway, two central heating radiators, full height tiles, spotlights and tiled flooring.

Lounge

15' 11" x 24' 9" (4.85m x 7.54m)
L shaped room. Double glazed French doors to rear elevation, laminate flooring, gas fireplace, central heating radiator and storage area.

Landing

Double glazed window to front elevation, carpet and electric radiator.

Bedroom One

16' x 11' (4.88m x 3.35m)

Two double glazed windows to rear elevation, laminate flooring, central heating radiator, built in storage and built in wardrobes.

Bedroom Three

8' 9" x 9' 4" (2.67m x 2.84m)

Double glazed window to front elevation, central heating radiator, laminate flooring and built in wardrobe.

Bedroom Four

6' 3" max x 6' 9" (1.91m max x 2.06m)

Double glazed window to front elevation, central heating radiator, laminate flooring and built in storage.

Bathroom

Double glazed window to side elevation, walk in shower cubicle, wash hand basin, W.C, vertical central heating radiator, spotlights, tiled flooring, tiling to walls and extractor.

Bedroom Two

8' 7" x 13' 2" (2.62m x 4.01m)

Two double glazed windows to rear elevation, exposed beams, electric radiator and laminate flooring.

W.C

Double glazed dormer window to front elevation, W.C, wash hand basin, laminate flooring, exposed beams, full height tiling to walls and built in storage.

Rear Garden

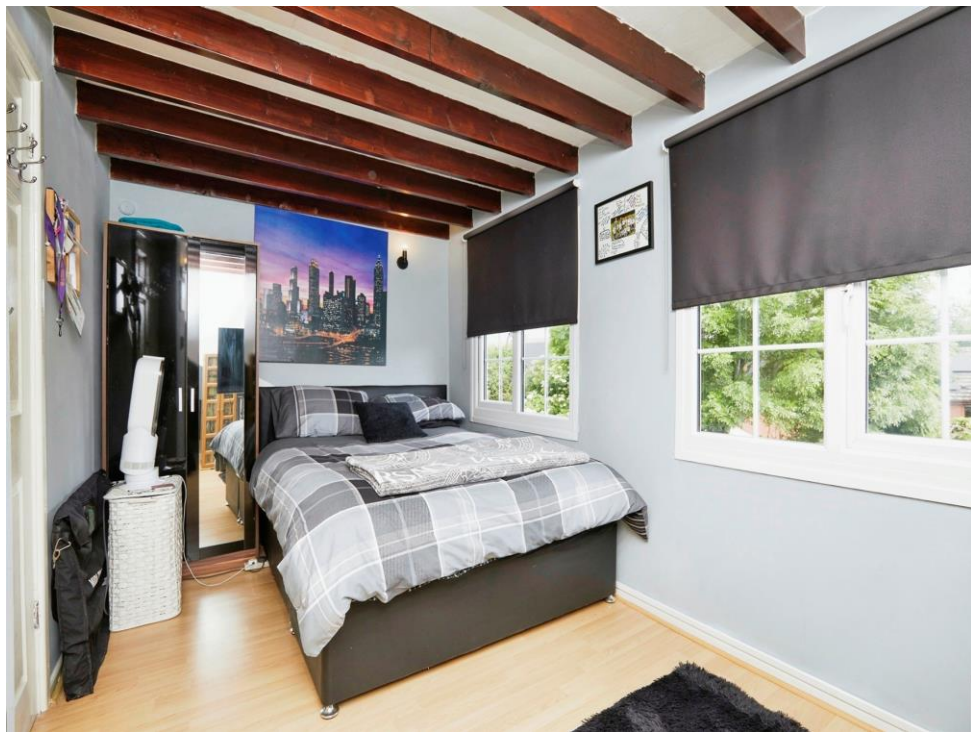
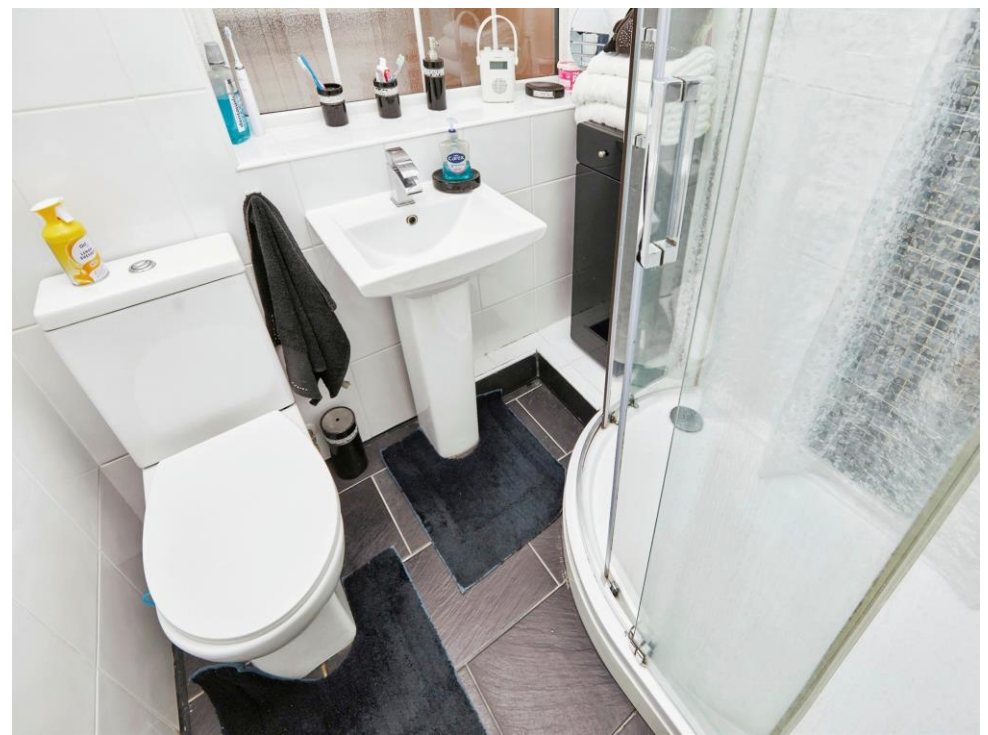
Artificial lawn, decked patio area and fencing to boundaries.

Garden Room

12' 2" x 12' 2" (3.71m x 3.71m)

Power, lighting, Jacuzzi, hot tub and two waterproof TVs.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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