



Ferrers Road
Yoxall BURTON-ON-TRENT



Ferrers Road Yoxall BURTON-ON-TRENT DE13 8PS

for sale offers over
£350,000



Property Description

Burchell Edwards are delighted to bring to market this charming and extended 5-bedroom semi-detached corner plot 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 on a desirable corner plot, with open green space at the doorstep and driveway to the front as well as gated access to a garage at the rear. Wrapping-around the plot to the side of the property is a south-facing decking area - the perfect summer suntrap.

Entry at the side leads into a large open hallway with characterful farmhouse-style kitchen-diner leading off, through to separate utility space. The hallway also offers ample built-in storage and a fully-tiled shower room/guest W/C. There are 2 downstairs double bedrooms or reception rooms, with the largest of the 2 offering an ornate kitchenette fitted under the staircase. Through to the lounge reception room, this space is set off by a stunning multi-fuel burner and large patio doors leading out to the garden.

The 1st floor has a sizeable master bedroom, further double and 5th single bedroom, as well as the hotel-style family bathroom which oozes charm and character. Early viewing strongly advised.

Entrance Hallway

Laminate flooring, two central heating radiators and two storage cupboards.

Shower Room

Double glazed window to front elevation, wash hand basin, W.C., central heating radiator, extractor, walk in shower, tiling to splash prone areas and tiled flooring.

Lounge

15' 10" x 10' 11" (4.83m x 3.33m)
Full height double glazed window to front elevation, double glazed French doors to rear elevation, log burner with oak mantle piece

and central heating radiator.

Kitchen

22' 10" x 9' 10" (6.96m x 3.00m)
Double glazed window to side elevation, two double glazed skylights, double glazed French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, induction hob, electric oven, central heating radiator, dishwasher, laminate flooring and tiling to splash prone areas.

Utility Room

9' 11" x 5' 5" (3.02m x 1.65m)
Double glazed window and door to rear elevation, a range of wall and base units, plumbing for washing machine, laminate flooring and central heating boiler.

Landing

Carpet and loft access.

Bedroom One

15' 11" x 10' 11" max (4.85m x 3.33m max)
Two large double glazed windows to rear elevation, central heating radiator, carpet and built in storage.

Bedroom Two

9' 5" x 8' 11" (2.87m x 2.72m)
Double glazed window to front elevation, central heating radiator and wooden floor boards, built-in wardrobes.

Bedroom Three

9' 4" x 6' 6" (2.84m x 1.98m)
Double glazed window to front elevation, carpet and central heating radiator.

Bathroom

Double glazed window to side elevation, W.C., wash hand basin, heated towel rail, central heating radiator, vanity unit, mains bath with shower over, vinyl flooring, spotlights, full

height tiling and storage.

Second Reception Room

11' x 7' 7" (3.35m x 2.31m)

Double glazed bay window to front elevation, carpet and central heating radiator. Currently in use as downstairs double bedroom.

Third Reception Room

15' 6" x 7' 9" (4.72m x 2.36m)

Double glazed bay window to front elevation, carpet, storage under stairs with fitted kitchenette. Currently in use as downstairs double bedroom.

Loft Space

Insulated with lighting.

Front Garden

Block paved driveway providing secure off road parking for two vehicles.

Rear Garden

Block paved patio, log store, pond, laid to lawn, gated side access, summer house with power and fencing to all boundaries.

Garage

15' 7" x 8' (4.75m x 2.44m)

Up and over door, power, lighting and access via double gates.









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

To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT209774



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT209774 - 0013