



Ferrers Road  
Yoxall BURTON-ON-TRENT

burchell  
edwards



# Ferrers Road Yoxall BURTON-ON-TRENT DE13 8PS

for sale offers over  
**£315,000**



## Property Description

Burchell Edwards are delighted to market this charming and extended 4 Bedroom Semi-Detached family home. The property is 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 and local areas.

Upon arrival, the property is positioned on a desirable plot, with open green space on the doorstep and a driveway to the front providing plenty of off road parking. The property itself is finished to an immaculate standard throughout and boasts a very spacious downstairs comprising of: a wonderful lounge/diner to the rear of the property, a spacious kitchen at the front of the property as well as a generous sized reception room coming off of the kitchen which could be modified to various uses. On the first floor of the property you are greeted to a spacious landing area which greets access to 3 great sized, double bedrooms, one of which contains their own individual ensuite, as well as the property's modern, family bathroom. On the top floor of the property, you are welcomed to another great sized double bedroom to finalise the interior of this wonderful property. Outside to the rear is an enclosed garden which provides the perfect hosting area and a peaceful environment. Viewing really is essential of this exquisite, spacious property.

## Entrance Hallway

Wooden flooring and central heating radiator.

## Lounge

15' 10" max x 10' 10" max ( 4.83m max x 3.30m max )

Double glazed door to rear elevation, wooden flooring and central heating radiator.

## Dining Room

7' 11" x 7' 1" ( 2.41m x 2.16m )

Double glazed window to rear and side elevation, wooden flooring and central heating radiator.

## Reception Room

Double glazed window to front elevation, wooden flooring and central heating radiator.

## Kitchen

11' 2" x 7' 7" ( 3.40m x 2.31m )

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer, integrated oven and hob, wooden flooring and space and plumbing for a washing machine.

## Landing

Doors off to:

## Bedroom One

19' 1" max x 14' 3" max ( 5.82m max x 4.34m max )

two double glazed windows to rear elevation, further double glazed window to front elevation, storage cupboard and central heating radiator.

## Bedroom Two

11' 9" x 10' 11" ( 3.58m x 3.33m )

Two double glazed windows to rear elevation, storage cupboard and central heating radiator.

## En-Suite

Double glazed window to rear elevation, wooden flooring, WC, wash hand basin and shower cubicle.

## Bedroom Three

9' 5" x 8' 10" ( 2.87m x 2.69m )

Double glazed window to front elevation, wooden flooring and central heating radiator.

## Bedroom Four

9' 5" x 6' 7" ( 2.87m x 2.01m )

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to side elevation, wash hand basin, WC, bath with shower over, wooden flooring and central heating radiator.

## Garden

Decked patio area,













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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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

EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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