



The White House, Main Street, Yoxall, Burton-On-Trent

The White House, Main Street, Yoxall, Burton-On-Trent, DE13 8NQ

for sale guide price
£450,000



Property Description

Burchell Edwards are delighted to market this exquisite 4 Bedroom Semi-Detached family home. The property is situated on a very desirable plot in the ever popular village of Yoxall, surrounded by all local amenities. The property greets you with a large gravel driveway providing off road parking for multiple vehicles whilst also pushing the property back away from the footpath providing a real essence of privacy. The property itself is finished to an immaculate standard throughout and boasts a very spacious downstairs comprising of: a wonderful kitchen/diner that is equipped to a high specification, a functioning utility coming off of the kitchen, which also has the ability to add a downstairs shower room, as well as a beautiful lounge providing the ultimate family room. On the first floor of the property you are greeted to a spacious landing area that provides access to the modern, family bathroom as well as three good sized double bedrooms, all containing wooden beams providing a real character feel to the house. On the second floor of the property, you will find the master bedroom which is the stand out jewel of this family home. The master bedroom runs the entirety of the top floor & contains a beautiful en suite as well as a dressing room area, providing the ultimate bedroom experience. Outside to the rear is an private, enclosed garden which provides the perfect hosting area as well as a peaceful get away. Viewing really is essential of this lovely, spacious property!

required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be



Kitchen/Dining Room

22' 6" Max x 18' 5" Max (6.86m Max x 5.61m Max)
Tiled flooring, breakfast island with integrated cupboards, cupboards over counters, window to front elevation x 2, pendant light x 2, pantry cupboard, gas central heating radiator x 2, freestanding oven & hobs, high spec anti-fire system, walk in storage pantry, wooden beams providing character feeling

Living Room

15' 7" x 9' 11" Max (4.75m x 3.02m Max)
Two windows to side elevation, window to front elevation, central heating radiator, wooden flooring and log burner.

Utility Room

11' 10" x 6' 8" (3.61m x 2.03m)
Window and door to rear elevation, tiled flooring, spotlights, sink with drainer unit, loft space with fixed pull down ladder, space and plumbing for washing machine and tumble dryer.

Landing

Carpet and stairs to first floor accommodation.

Master Bedroom

12' 8" x 12' 1" (3.86m x 3.68m)
Window to front elevation, central heating radiator, carpet and wooden ceiling beams.

Dressing Room

10' 1" x 9' 2" (3.07m x 2.79m)
Window to front elevation, central heating radiator and carpet.

En Suite

Window to side elevation, W.C, floating wash hand basin, shower over bath, spotlights, lino flooring and wooden ceiling beams.

Bedroom Two

14' 5" x 9' 10" (4.39m x 3.00m)
Window to front elevation, central heating radiator and carpet.

Bedroom Three

11' 5" x 9' 8" (3.48m x 2.95m)
Window to front elevation, central heating radiator and carpet.

Bedroom Four

12' 3" Max x 10' (3.73m Max x 3.05m)
Window to front elevation, central heating radiator and carpet.

Family Bathroom

Window to rear elevation, W.C, wash hand basin, shower over jacuzzi bath, spotlights and wooden laminate flooring.

Front Garden

Concrete driveway providing off road parking and gravel area.

Rear Garden

Laid to lawn, variety of fruit trees, storage area, glass green house, shed and brick outbuilding, access to goose green via bottom of garden.

Lodge Cabin

Wooden structure with power and lighting.





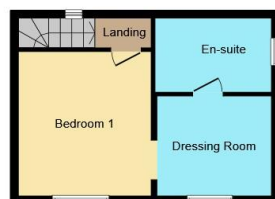




Ground Floor



First Floor



Second Floor

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

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EPC Rating: E Council Tax
 Band: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211016



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.

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