1 St. Peters Way,
Yoxall DE13 8NY
Downes & Daughters
ESTATE AGENCY

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1 St. Peters Way, Yoxall DE13 8NY £650,000

An exceptional five bedroom detached family home, occupying an enviable position at the entrance to this select development of executive homes completed by Lioncourt Homes in 2018. Perched on the rural fringe of the desirable village of Yoxall, yet still within easy reach of all the local amenities and the hugely popular Shum's farm shops and butchers . Benefiting from an impressive range of upgrades this outstanding property is presented in the most flawless contemporary style and extends to 2,518 sq.ft of striking modern spaces with the 'end plot' nature also bringing the added benefit of extensive off street parking and no passing traffic. The flexible and modern layout caters perfectly to the modern requirements of a growing family with the John Taylor catchment area completing the 'family home' recipe perfectly. The internal accommodation comprises: Entrance hallway, living room, dining/family room, showpiece kitchen diner, utility, cloakroom and a fun games room/bar on the ground floor and a vast principal bedroom suite with dressing room and bathroom, four further spacious bedrooms and two further bathrooms on the first floor. All radiating from the most elegant gallery landing. Externally there is a lawned front garden, extensive block paved driveway and a low maintenance rear garden with artificial lawn and patio seating areas surrounded by stylishly planted raised borders.

Viewing is essential to appreciate the exceptional nature of this delightful family home and its desirable position within this hugely popular development.

GROUND FLOOR

Spacious Entrance Hallway With Storage Cupboard • Living Room • Formal Dining Room With Doors To Rear Garden • Games Room / Bar • Showpiece Kitchen Diner With Doors To Rear Garden • Utility Room With Access To Side Return • Guest Cloakroom

FIRST FLOOR

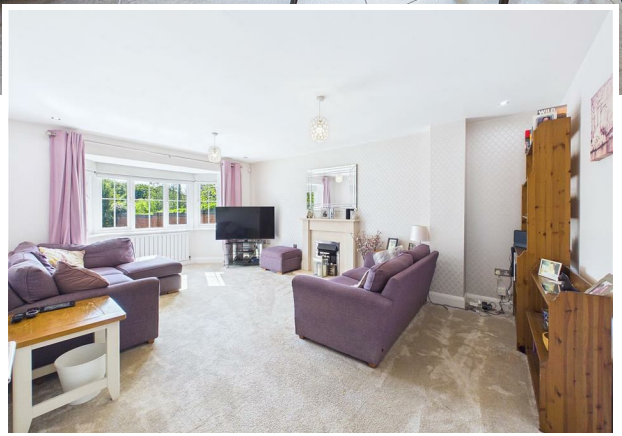
Striking Gallery Landing With Airing Cupboard & Loft Access • Opulent Principal Bedroom Suite • Dressing Room • En Suite Bathroom • Bedroom Two With Fitted Wardrobes • En Suite Shower Room • Bedroom Three With Fitted Wardrobes • Bedroom Four • Bedroom Five • Family Bathroom

OUTSIDE

Extensive Block Paved Private Driveway Providing Parking For A Number Of Vehicles • Impressive Lawned Fore Garden • Low Maintenance Rear Garden • Artificial Lawn & Patio Seating Areas • Stylishly Planted Raised Walled Borders • Side Storage Shed • Gated Side Access

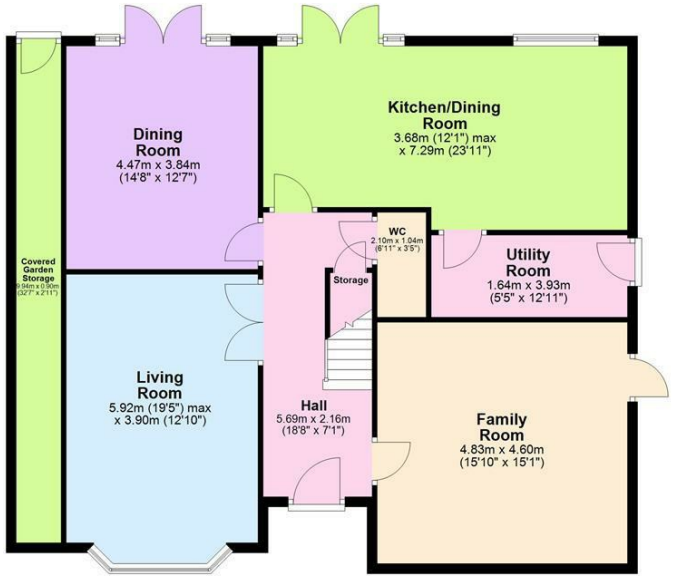
FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating C • Council Tax Band G • Upvc Double Glazing • Gas Central Heating • All Mains Services



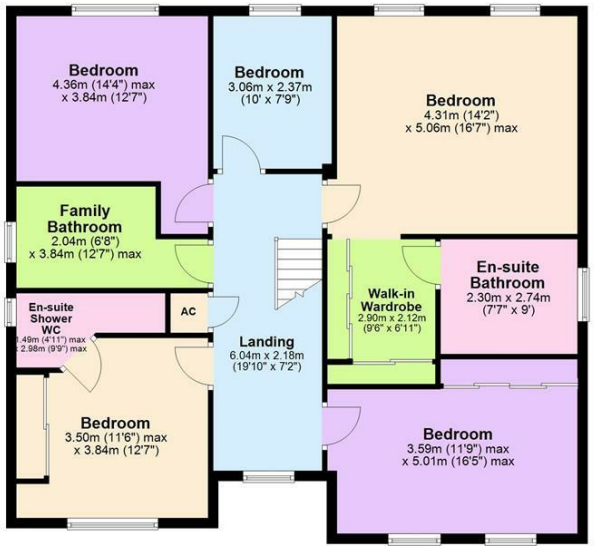
Ground Floor

Approx. 122.0 sq. metres (1313.4 sq. feet)

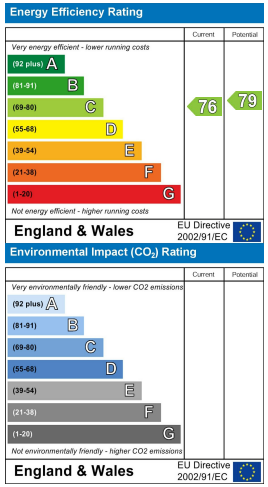


First Floor

Approx. 112.0 sq. metres (1205.4 sq. feet)



Total area: approx. 234.0 sq. metres (2518.7 sq. feet)



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