



The Old Post House, Sudbury Road, Yoxall, Burton-On-Trent, DE13 8NA

£550,000

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An exceptional five-bedroom, three-bathroom home, beautifully blending character with modern comforts, featuring expansive open-plan living, a charming sitting room with a log burner, a well-maintained garden, and convenient off-street parking, all located in the desirable village of Yoxall.

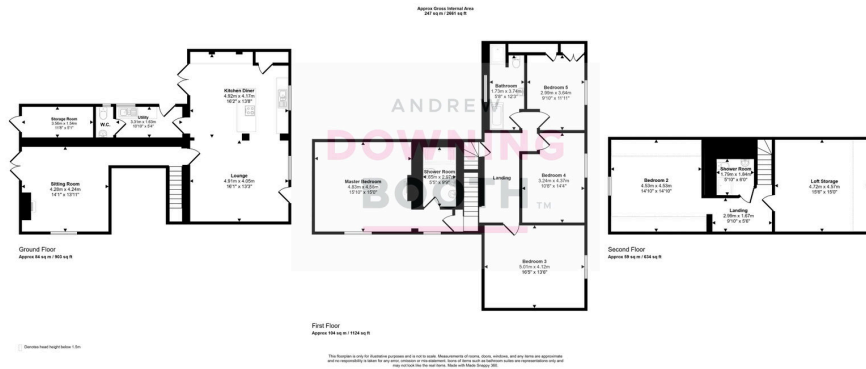
Nestled in the heart of Yoxall, "The Old Post House" offers a superb lifestyle opportunity within a thriving village community. Yoxall is known for its picturesque surroundings, local amenities including charming pubs, a village shop, and highly regarded schooling options. The property enjoys excellent connectivity to nearby towns and cities, making it ideal for those seeking a balance of rural charm and accessibility. Enjoy leisurely walks in the surrounding countryside or participate in village activities, all within easy reach.

This characterful home is thoughtfully designed for contemporary living. The ground floor boasts an impressive open-plan living, kitchen, and dining area, serving as the social hub of the house, complemented by a cosy sitting room featuring a log burner. A practical utility room and a guest WC enhance the ground floor's functionality. The first floor offers a spacious master bedroom with a luxurious en-suite, three further well-proportioned bedrooms, and a stylish family bathroom. The second floor provides an additional large double bedroom with its own en-suite, alongside a useful dressing area and access to further loft storage.

Outside, the property benefits from off-street parking and a beautifully landscaped rear garden, offering a low-maintenance and attractive outdoor space perfect for relaxation and entertaining.

The property benefits from freehold ownership of 1 Sudbury Road (currently a florist), which is subject to a leasehold. The lease was drafted with input from the current vendors who ensured that various restrictions were in place including permitted use and display of signage. There is also first refusal to the freeholder should the leaseholder wish to assign or market the lease for sale. Please note that there is no internal access between the property and the shop. The leaseholder also contributes towards annual insurance and maintenance costs. Full lease is available upon request.





- Five Bedroom Family Home
- Beautifully Presented With Character Features
- Two Ensuited, Family Bathroom & Guest WC
- Open Plan Living, Kitchen Diner
- Rear Driveway
- Great Location Close To Local Amenities
- Private Rear Garden
- Five Spacious Double Bedrooms
- EPC Rating: C
- Council Tax Band: C

