



£575,000

4 Bedroom Detached House for sale
10 Alexandra Drive, Yoxall, Burton-on-Trent





Overview

VIRTUAL TOUR AVAILABLE - Occupying an enviable position on the highly desirable cul-de-sac of Alexandra Drive, this beautifully presented detached family home offers generous and versatile living accommodation, ideal for modern family life.



Key Features

- VIRTUAL TOUR AVAILABLE
- Impressive Detached Family Home
- Cul-de-Sac Location
- Within John Taylor Catchment
- Spacious Family Dining Kitchen
- Two Spacious Reception Rooms
- Principal Suite with Dressing Room & Ensuite
- Three Further Double Bedrooms, Two Ensuites & Family Bathroom
- Landscaped Rear Gardens
- Detached Double Garage & Ample Driveway Parking





Occupying an enviable position on the highly desirable cul-de-sac of Alexandra Drive, this beautifully presented detached family home offers generous and versatile living accommodation, ideal for modern family life. Thoughtfully maintained and enhanced by the current owners, the property showcases a high-quality finish throughout, including oak internal doors, a modern fitted kitchen/diner and recently replaced windows and external doors.

A welcoming reception hall sets the tone, leading to two well-proportioned reception rooms and a spacious L-shaped family dining kitchen complete with granite worktops and Neff appliances, complemented by a separate utility room and cloakroom. To the first floor are four generously sized double bedrooms. The principal bedroom enjoys the luxury of a dressing room and ensuite, while a guest bedroom also benefits from its own ensuite, with a stylish family bathroom serving the remaining rooms.

Externally, the property is approached via a driveway providing ample parking and access to a detached double garage which would make a great home gym and benefits from lost storage above. To the rear, the private and beautifully maintained gardens offer a tranquil retreat, while countryside views can be enjoyed from the upper-floor rear windows.



Location

The popular village of Yoxall provides an excellent range of everyday amenities including a health centre, post office, shops, general store, St Peter's Church and two welcoming public houses, all within easy walking distance. St Peter's Primary School is located within the village and feeds into the Ofsted-rated Outstanding John Taylor High School in nearby Barton-under-Needwood.

Yoxall is ideally positioned for commuting, with excellent road links via the A38, A515, A50 and M6 Toll. Rail services from nearby Lichfield offer direct connections to Birmingham and London, while both Birmingham International and East Midlands airports are easily accessible by car.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Private driveway & garage

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Tree Preservation: No.

Conservation Area: No.

Broadband: Full Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

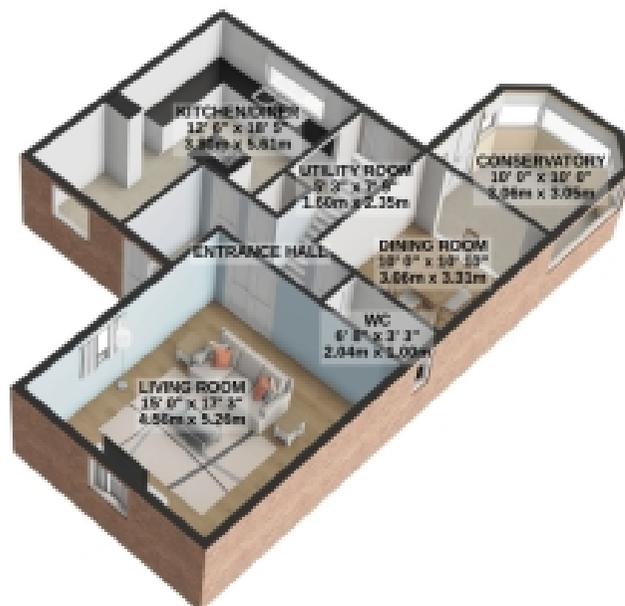
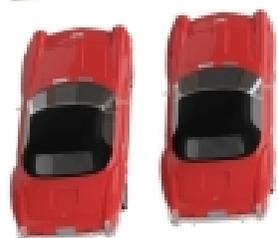
EPC rating: D.

Council Tax rating: F.

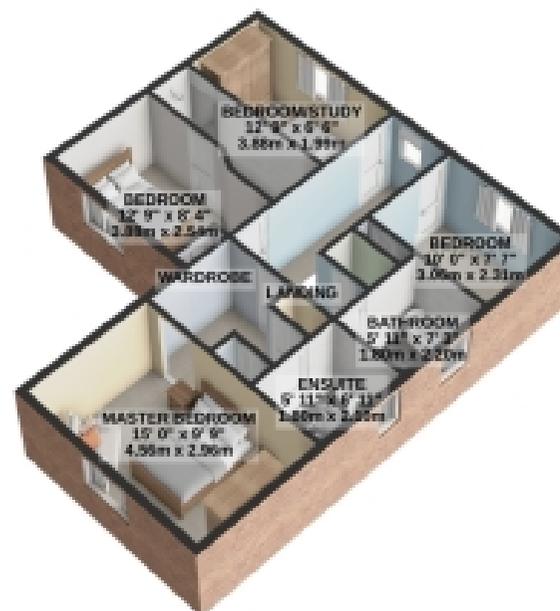
We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Floorplans

GROUND FLOOR
1123 sq.ft. (104.3 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



10 ALEXANDRA DRIVE, YOXALL, DE13 8PL
TOTAL FLOOR AREA : 1827 sq.ft. (169.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

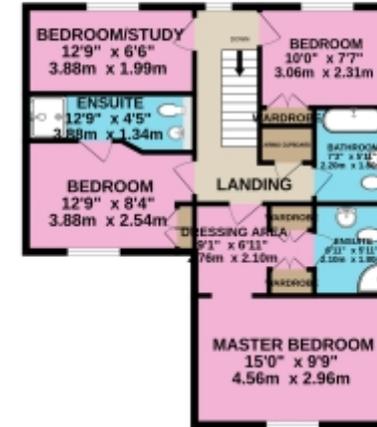
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Barton-under-Needwood

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