

1 Churchfields, Yoxall

DE13 8PU

Downes & Daughters
ESTATE AGENCY

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£450,000

A truly impressive single storey dwelling benefitting from a stylish renovation and extended and reconfigured to create striking and flexible accommodation all presented in a tasteful contemporary style. Occupying a corner plot at the very heart of the village, falling within the John Taylor catchment area and only moments away from all the amenities this enormously popular village has to offer. Extending to 1,379 sq.ft of accommodation with the rare benefit of extensive private driveway parking, a double garage and south facing rear garden. You could say that all the 'must have' boxes have been ticked. The internal accommodation now comprises: Entrance hallway, showpiece breakfast kitchen with double height ceiling, semi open plan dining room, stylish living room with log burner, sun room with access to the rear garden, an opulent principal bedroom with dressing area, second bedroom, a modern shower room, utility and large store room which is currently awaiting permission to be used as a games/playroom. Externally the afore mentioned driveway parking and garaging are a rare find with a property of this type. The southerly aspect of the rear garden and great levels of privacy complete this very attractive package which is matched by its desirable central village position.

Viewing is essential to appreciate the impressive nature of this property.

INTERNAL ACCOMMODATION

Entrance Hallway • Second Bedroom • Contemporary Shower Room With Airing Cupboard • Principal Bedroom With Dressing Area & Built In Cupboard • Showpiece Breakfast Kitchen With Double Height Ceiling, Breakfast Bar & Door To Rear Garden • Dining Room Semi Open Plan To Kitchen • Stylish Living Room With Log Burner & Sliding Doors To • Sun Room With Access To Rear Garden • Utility Room With Door To Garage • Large Store Room Currently Awaiting Approval For Listing As Family/Games Room

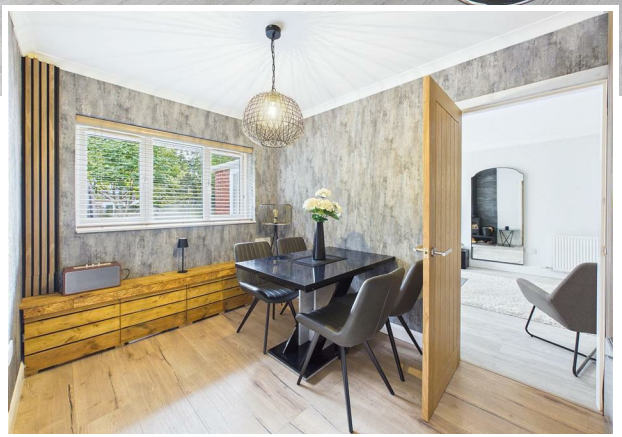
OUTSIDE

Extensive Block Paved Private Driveway Providing Parking For A Number Of Vehicles • Lawned & Stylishly Planted Front Garden • Double Garage & Workshop With Two Electric Roller Doors • Wonderfully Private South Facing Rear Garden • Deck & Patio Seating Areas • Shaped Lawn With Established Borders & Fenced Boundary • Storage Shed

FURTHER INFORMATION

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





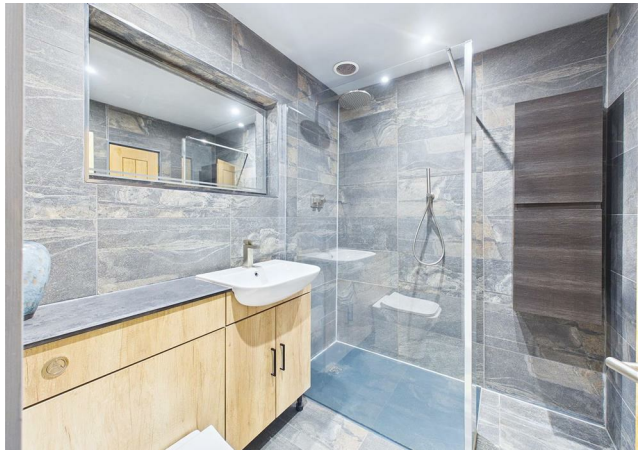
























Approximate total area(1)

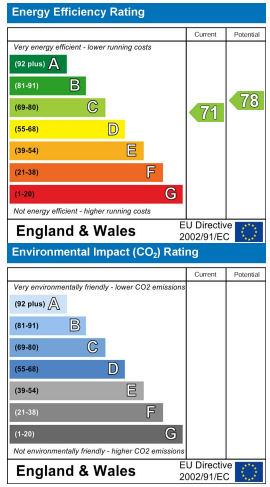
1379 ft²

128 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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