

St. Peters Way

Yoxall, Burton-on-Trent, DE13 8NY

John German





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£510,000

An executive detached family home offering a landscaped garden with countryside views situated in the ever popular village of Yoxall.



This impressive detached family home is located on St. Peters Way in Yoxall, a popular development located on the outskirts of the village built by the well regarded developers Lioncourt Homes in 2017. The picturesque village of Yoxall is approximately 7 miles from Lichfield and 8 miles from Burton on Trent, and is convenient for the A38, A515, A50 and M6 Toll. The village has traditional pubs, a primary school, health centre and a general store and is surrounded by attractive Staffordshire countryside.

The family home boasts an impressive hallway and landing, creating an immediate sense of space as you enter. The home features four spacious double bedrooms, including a master bedroom with a stylish three-piece en-suite.

The heart of the home is the impressive open plan large kitchen/diner, fully fitted with modern appliances, with a modern style of flooring, spotlights to the ceiling and two ceiling light points, offering a fantastic space for family meals and entertaining.

The generous living room features a charming bay window, creating a light and airy atmosphere, while the private rear garden enjoys panoramic views over the surrounding fields, making it an idyllic outdoor space.

Completing the ground floor is a guest cloakroom and upstairs there are four generously sized double bedrooms, a master bedroom with an impressive en-suite and the modern family bathroom.

To the front of the property is a block-paved driveway and lawned garden along with access into the single garage with up and over door. To the rear of the home is the landscaped rear garden perfect for entrarting family and friends along with delightful countryside views to the rear.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: The property has NHBC warranty remaining until 2027. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F

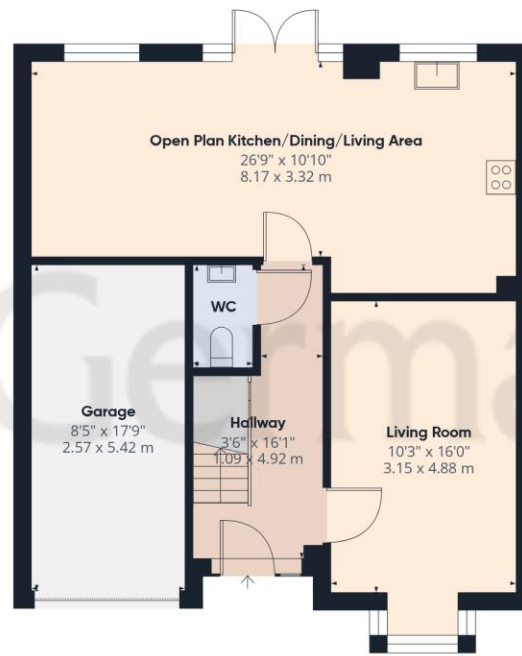
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05022026

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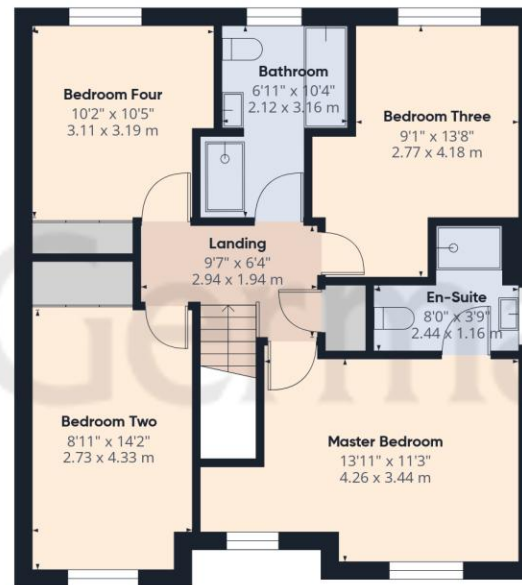


Ground Floor

Approximate total area⁽¹⁾

1471 ft²

136.6 m²



Floor 1



(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.

GIRAFFE 360



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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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