

Bond End

Yoxall, Burton-on-Trent, DE13 8NH

John German



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Guide Price £375,000

Offered for sale with no upward chain, this well-presented three-bedroom detached bungalow occupies a sought-after position in the heart of the popular village of Yoxall, offering spacious single-storey living, a private rear garden and ample off-road parking.



The accommodation is thoughtfully arranged and begins with an entrance hallway providing access to all principal rooms. There are three bedrooms, including two comfortable doubles, with the principal bedroom benefitting from fitted storage. The third bedroom offers flexibility and could equally be used as a home office, study or hobby room. The bathroom is fitted with a shower cubicle, WC and hand wash basin. The heart of the home is the spacious L-shaped living and dining room, providing an excellent space for both everyday living and entertaining. Sliding patio doors lead into the bright sun room, which enjoys views over the garden and provides internal access to the garage. The kitchen is fitted with a range of wall and base units, complemented by ample worktop space and tiled splashbacks. Appliances include an oven, gas hob with extractor hood, undercounter fridge and dishwasher, whilst a double sink and external door provide further practicality and direct access outside.

Externally, the property enjoys a front garden alongside a generous driveway providing off-road parking for at least three vehicles, leading to the attached garage. To the rear, the enclosed garden has been designed for ease of maintenance, being predominantly slabbed with established shrubs and mature planting, creating a private and peaceful outdoor space.

Situated on Bond End in the desirable village of Yoxall, the property is within easy reach of a range of local amenities including a village shop, pubs, doctor's surgery, primary school and scenic countryside walks. Yoxall is renowned for its welcoming community atmosphere whilst offering excellent transport links to Burton upon Trent, Lichfield and the A38.

An excellent opportunity to acquire a spacious detached bungalow in a highly desirable village location, offered to the market with no upward chain.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 D

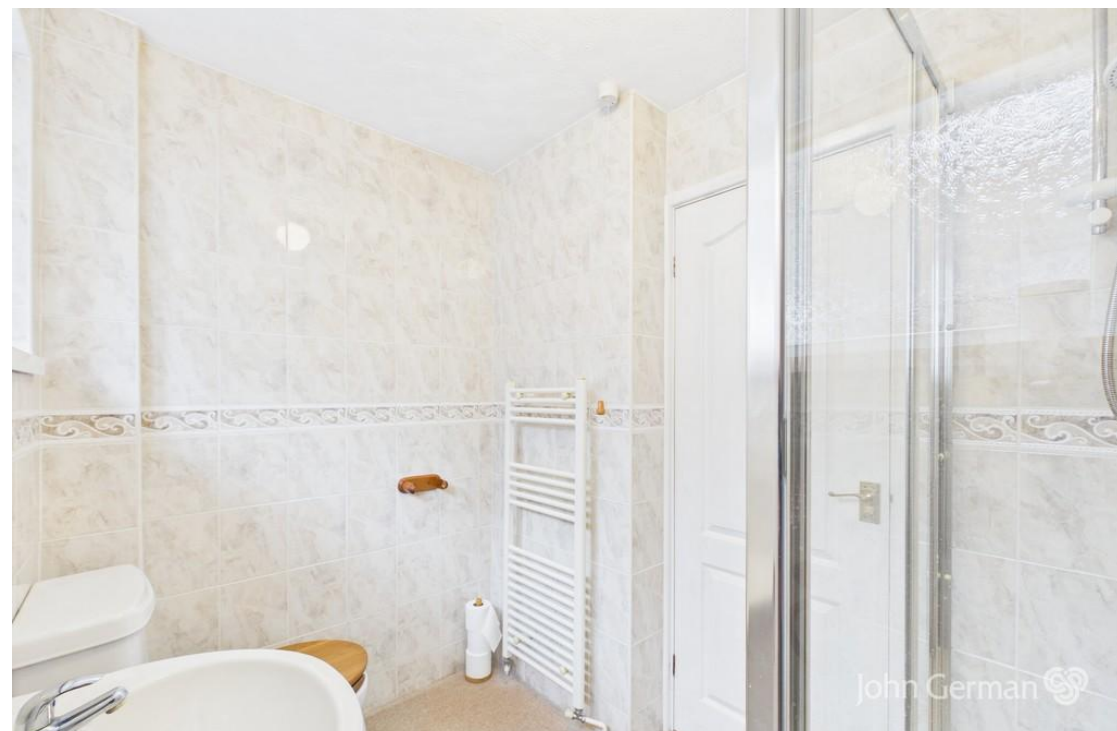
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30072026

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Approximate total area^m

84.1 m²
905 ft²

(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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



