





Offered for sale with the benefit of a 10-year NHBC warranty and due for completion later this year, this four-bedroom detached family home provides well-planned accommodation finished to a modern specification throughout.

Situated in the highly regarded village of Yoxall and falling within the sought-after John Taylor High School catchment area, the property is ideally positioned for families seeking a village setting with excellent schooling options.



## Accommodation

The accommodation comprises an entrance hallway with guest WC, a versatile snug/study, and a spacious open-plan kitchen diner opening through to the living room, which benefits from French doors leading out to the rear garden. A useful utility room completes the ground floor accommodation. The property also benefits from underfloor heating to the ground floor.

To the first floor, the landing leads to four well-proportioned bedrooms, including a master bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms.

### PLEASE NOTE

The internal photographs and floorplan are for illustrative purposes only, internal measurements supplied by the developer and subject to change slightly once internal walls are fitted.

## Ground Floor

**Kitchen Diner Living Room**  
27'8" x 9'8"

**Utility**  
5'10" x 7'7"

**Snug**  
12'9" x 6'3"

**Study**  
6'7" x 6'2"

**WC**  
6'7" x 6'2"

## First Floor



**Master Bedroom**  
13'1" x 9'2"

**Ensuite**  
9'2" x 4'7"

**Bedroom Two**  
9'6" x 8'10"

**Bedroom Three**  
8'2" x 7'8"





Bedroom Four

11'1" x 6'8"

Family Bathroom

5'6" x 7'6"

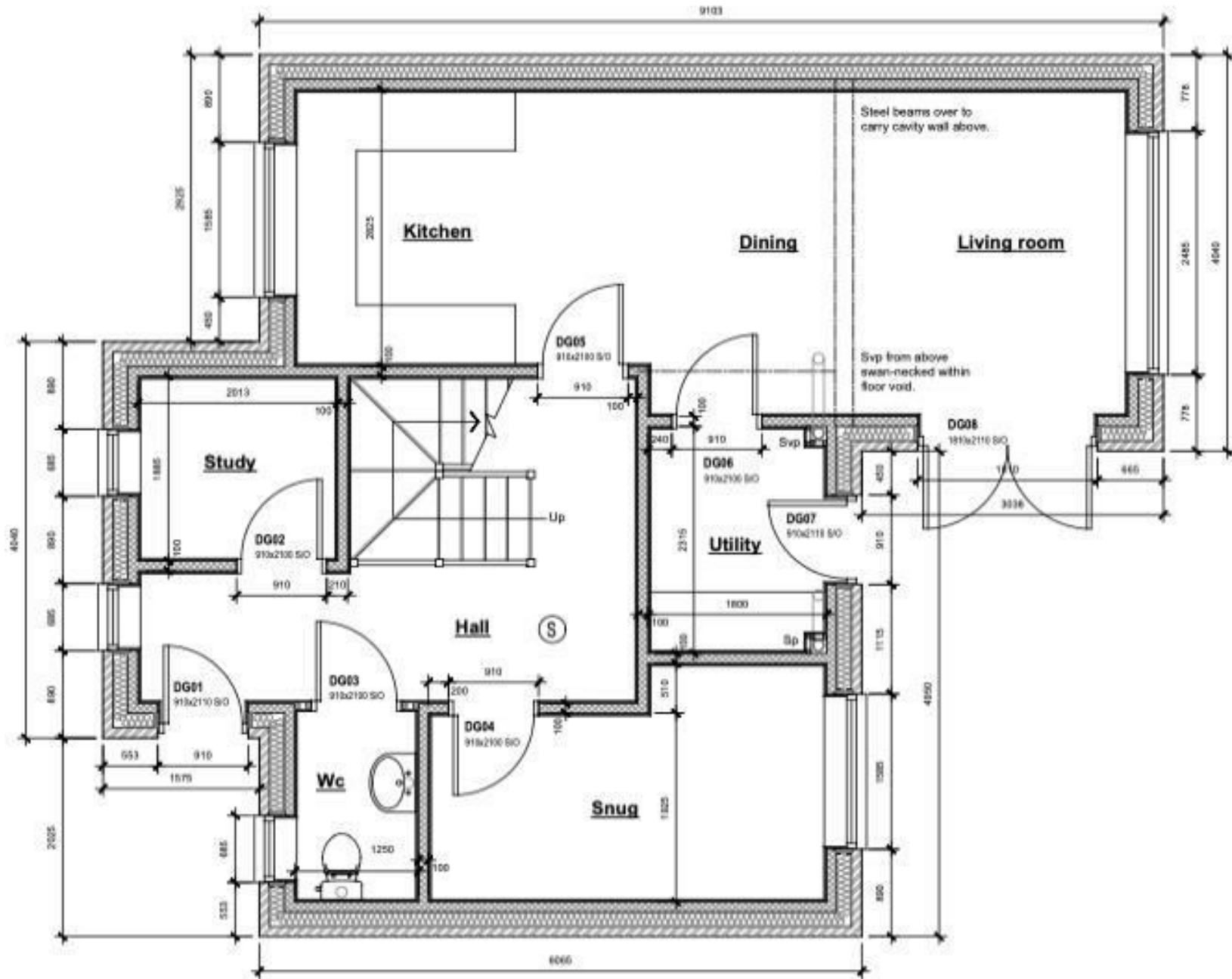






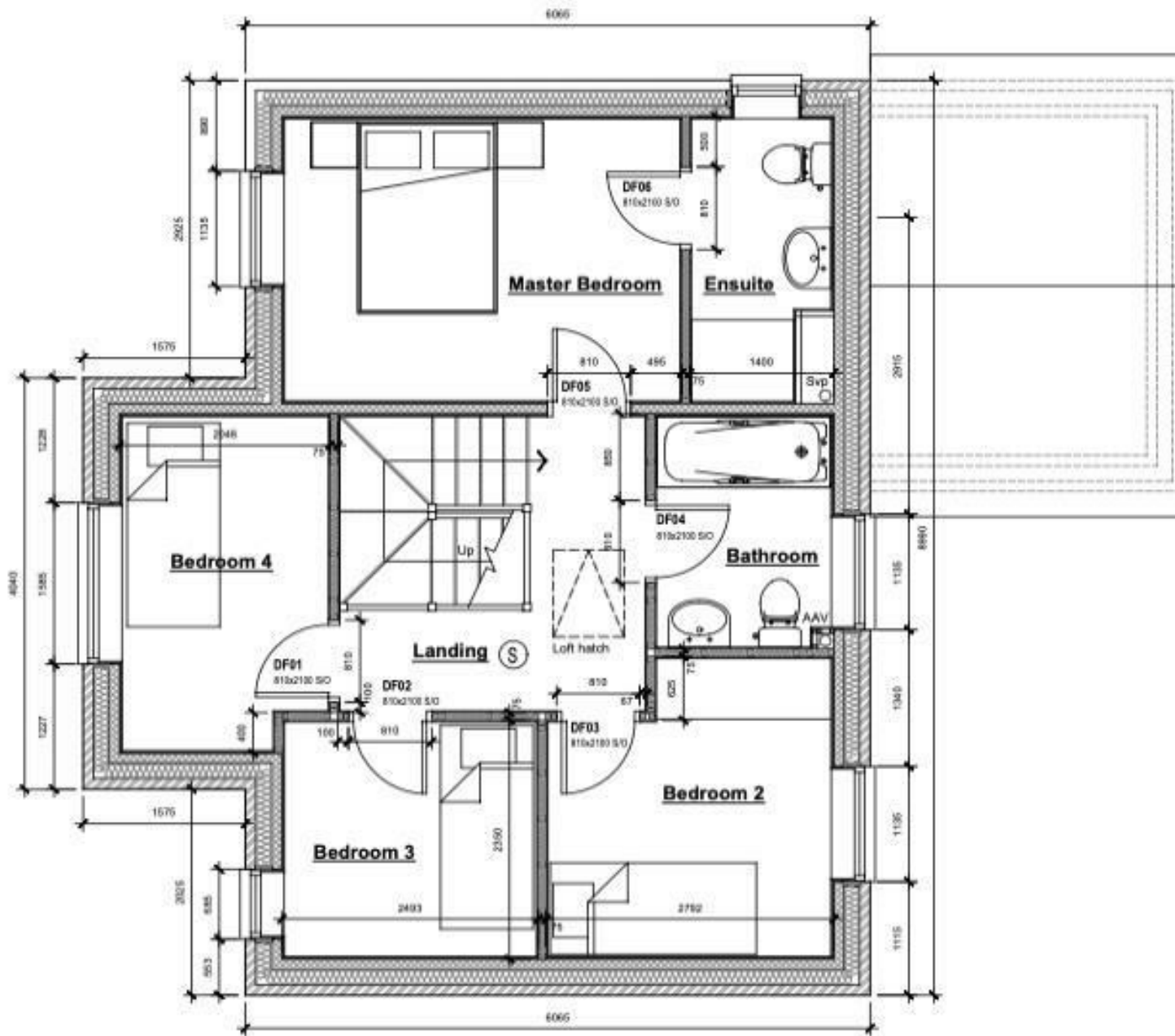






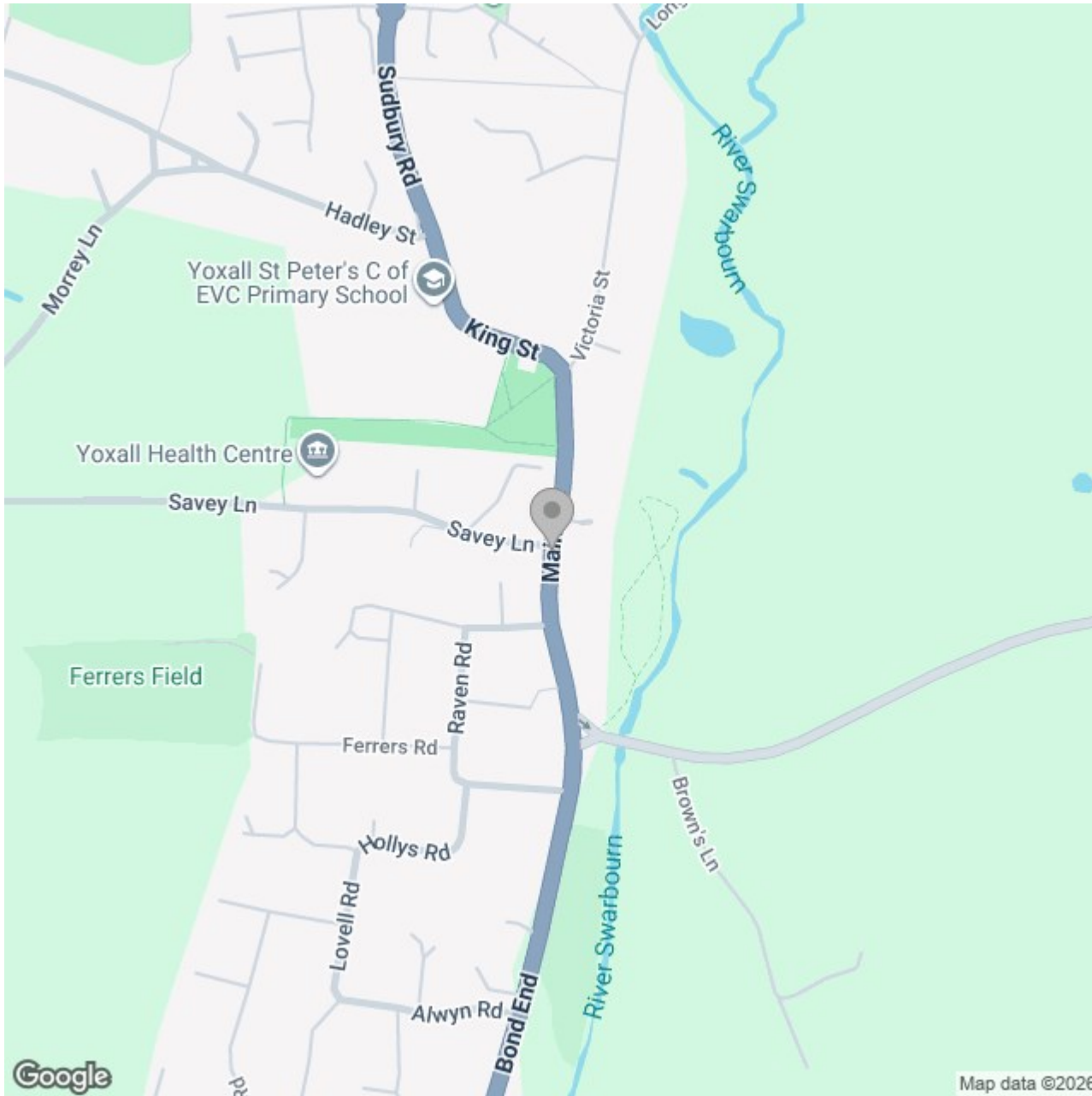
## Ground Floor Plan

Scale 1:50



## First Floor Plan

Scale 1:50



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	