

# Swarbourn Close

Yoxall, Burton-on-Trent, DE13 8NX

John German



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Guide Price £575,000

An immaculately presented, move-in ready four-bedroom detached family home, extending to approximately 1,474 sqft., offering spacious and flexible living accommodation. Situated on a quiet cul-de-sac in the sought-after village of Yoxall, enjoying field views to the front, generous plot size and access to village amenities.



The property is approached via a generous driveway and entered through characterful double front doors into a welcoming entrance hallway, complete with useful coat and shoe storage and a downstairs cloakroom comprising WC and hand wash basin. The generous living room is positioned to the front of the property and features a charming bay window, feature fireplace and open staircase, creating a warm and inviting family space. To the rear of the home is the impressive open-plan kitchen/living/dining area, perfectly designed for modern family living and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light into the space. The kitchen is fitted with a modern shaker-style range of wall and base units and drawers, extractor fan, double Belfast sink and space for a Rangemaster cooker. There is ample room for a family dining table and chairs, alongside additional living furniture to create a cosy snug area. Leading from the kitchen is a practical utility room offering further storage, an integrated dishwasher, additional sink and space for a fridge freezer. A door from the utility provides internal access into the substantial garage. The garage itself is particularly spacious and lengthy, offering excellent storage potential, workshop or hobby space, with further conversion potential subject to the relevant consents. There is also scope to extend above the garage, subject to planning permission.

To the first floor are four well-proportioned bedrooms. Bedrooms three and four are of similar size and would make ideal children's bedrooms, guest rooms or home office spaces. Bedroom two is a generous double bedroom with integrated wardrobes. The primary bedroom is the largest of the four and benefits from two sets of fitted wardrobes and a modern en-suite comprising walk-in shower, WC and hand wash basin. Completing the first floor is the family bathroom featuring a shower over bath, WC and hand wash basin, along with a useful airing cupboard off the landing which houses the boiler and provides additional linen storage.

Externally, the rear garden is beautifully maintained and enjoys a private aspect. A porcelain patio seating area leads onto a generous lawn with planted borders filled with shrubs, flowers and mature trees. The plot also benefits from land to the side and side access on both sides of the property. A superb family home offering spacious accommodation, flexibility for growing families and future potential, all positioned within a peaceful village setting.

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

**Please note:** The property is located within a conservation area.

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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/27052026

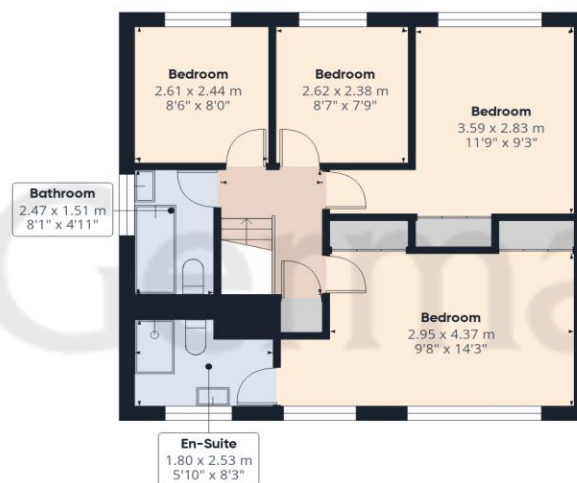
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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

136.7 m<sup>2</sup>  
1474 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

**GIRAFFE360**



## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

## 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		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## John German

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