



**£665,000**

**TENURE : FREEHOLD**

**St Peters Way, Yoxall, DE13**

**Bedrooms : 5**

**Bathrooms : 3**

**Reception Rooms : 2**

**Double Garage with electric doors**

**Driveway for four vehicles**

**Landscaped rear garden**

**Southwells**  
5 Horsefair, Rugeley, Staffs WS15 2EJ  
[info@southwellsproperties.co.uk](mailto:info@southwellsproperties.co.uk) | 01889582137  
Website: <https://www.southwellsproperties.co.uk/>

  
**SOUTHWELLS**  
PROPERTY SALES & LETTINGS

An exceptional former showhome set in a prestigious position on St Peters Way, Yoxall. Finished to a high standard with numerous upgrades, the property offers open-plan dining living kitchen with quartz worktops and bespoke cabinetry, separate dual aspect lounge and dining room, five double bedrooms, two with dressing room and en-suite shower rooms plus beautifully landscaped rear garden. The popular village of Yoxall benefits from amenities including a health centre, post office, shops, general store, and public houses, all within easy walking distance. St Peters Primary School is located within the village and feeds into the Ofsted-rated Outstanding John Taylor High School in nearby Barton-under-Needwood.

### **Entrance Hallway**

Approached via a composite door, this spacious entrance hall benefits from tiled flooring with inset coir matting to doorway, storage cupboard, stairs off to first floor, window to front aspect, doors to dining room, kitchen/family room, guest cloakroom and fully glazed double doors to lounge

### **Lounge 6.43m x 3.79m**

Having feature fireplace with electric fire insert and slate mantle, study area to the rear of the lounge, three ceiling light points, windows to front and rear and french doors leading to the rear garden

### **Dining Room 2.90m x 4.40m**

Having decorative feature wall paneling to one wall, two ceiling light points and windows to both front and side aspect

### **Guest cloakroom 1.81m x 0,99m**

White suite incorporating low level w.c., vanity wash hand basin, tiled flooring and half height porcelanosa wall tiles.

### **Kitchen/Breakfast Room 5.81m x 5.42m**

The kitchen includes a generous range of wall, drawer and base units, quartz worksurfaces, incorporating stainless steel inset one and a half bowl sink and chrome mixer tap, a central island including further storage units and quartz worksurface, integral appliances including fridge, double oven, gas hob, with stainless steel extractor above, dishwasher and microwave. Tiling to splashback and under unit lighting. A fitted media unit with storage cupboards, ample space for dining table and seating, tiled flooring, over island light fitting, a further ceiling light fitting and downlights, french doors into rear garden, window to side aspect and door to Utility room

### **Utility Room 2.29m x 1.65m**

A range of units with worksurface above incorporating stainless steel sink with mixer tap Space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, window to side aspect and door leading to garage

Stairs lead from the hallway to the part balcony landing having window to front and rear aspect, access to loft space, cupboard housing the hot water tank, a further storage cupboard and doors off to all rooms.

### **Master Bedroom Suite**

#### **Bedroom area 3.72m x 3.85m**

Having window to front aspect and opening into

#### **Dressing area 2.62m x 1.96m**

Fitted with full height sliding doors to both sides and window overlooking the rear aspect, door into en-suite

**Shower Room 2.62m x 1.50m**

Fitted with a white suite comprising low level w.c., wall mounted wash hand basin, full width walk in shower with system fed shower, porcelanosa tiling to walls and floor, obscured glazed window to rear aspect.

**Guest bedroom suite****Bedroom area 3.01m x 4.97m**

Having dual aspect windows, access to further loft space and opening into

**Dressing area 2.16m x 2.90m**

Having full height fitted sliding wardrobes, window to side aspect and door into en-suite

**Shower Room 2.16m x 1.98m**

White suite comprising low level w.c., wall mounted wash hand basin, walk in shower cubicle with system fed shower and porcelanosa tiled walls and floor, obscured glazed window to rear aspect.

**Bedroom Three 3.51m x 4.47m**

Windows to both front and side aspect

**Bedroom Four 2.83m x 4.19m**

Window to side aspect

**Bedroom Five 2.28m x 3.51m**

Window to side aspect

**Family Bathroom 2.26m x 2.24m**

White suite comprising low level w.c., wall mounted wash hand basin, bath with side panel and tiling above, separate walk in shower with system fed shower, porcelanosa tiled floor and obscured glazed window to rear aspect.

**Front of property**

The property sits on a corner plot having low maintenance planting and decorative railing surround, external electric points, block paved pathway leading to front door and continuing towards the driveway having ample parking for up to four vehicles, the double garage with electric up and over doors and further pathway with gate leading to the rear garden.

**Double Garage**

Having lighting, electric points, personnel door to the utility room and door into the rear garden.

**Rear garden**

The fully landscaped and manicured south facing garden benefits from a fitted glass veranda, seating areas of limestone paving, artificial grass, low maintenance planted borders, garden storage sheds, external electric points, water tap and pathway and gate leading to the driveway

Tenure: Freehold

Viewings: Strictly through Southwells 01889582137 [info@southwellsproperties.co.uk](mailto:info@southwellsproperties.co.uk)

Council Tax Band: G

EPC Rating: B

Construction: Standard Brick Construction (having gone through a PR6 conversion)

Electric Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

Disclaimer:

Southwell's for themselves and for the vendors or lessors of this property whose agents they are, give notice that

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# Energy performance certificate (EPC)

9, St. Peters Way Yoxall BURTON-ON-TRENT DE13 8NY	Energy rating <b>B</b>	Valid until: <b>26 September 2028</b>
		Certificate number: <b>8400-9536-1039-2827-4183</b>

**Property type** Detached house

**Total floor area** 205 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.19 W/m <sup>2</sup> K	Very good
Roof	Average thermal transmittance 0.11 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.15 W/m <sup>2</sup> K	Very good
Windows	High performance glazing	Very good

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.5 m <sup>3</sup> /h.m <sup>2</sup> (as tested)	Good
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 74 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£618 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

## Heating this property

Estimated energy needed in this property is:

- 7,236 kWh per year for heating
- 2,287 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	2.7 tonnes of CO2
<b>This property's potential production</b>	1.7 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Steps you could take to save energy

▶ [Do I need to follow these steps in order?](#)

## Step 1: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £5,000 - £8,000

Typical yearly saving £291

Potential rating after completing step 1

92 A

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

**Assessor's name**

Chris Nicholls

**Telephone**

02033971373

**Email**

[chris@briaryenergy.co.uk](mailto:chris@briaryenergy.co.uk)

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

<b>Accreditation scheme</b>	Stroma Certification Ltd
<b>Assessor's ID</b>	STRO016309
<b>Telephone</b>	0330 124 9660
<b>Email</b>	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	27 September 2018
<b>Date of certificate</b>	27 September 2018
<b>Type of assessment</b>	▶ <a href="#">SAP</a>

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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