



55 Lightwood Road, Yoxall, DE13 8QE



Set in the heart of Yoxall is this beautifully presented detached family home, benefitting from generously proportioned interiors, four good sized bedrooms and a secluded south facing rear garden. Being ideally positioned within walking distance of an excellent array of local amenities, this immaculately presented village home overlooks open fields to the front and presents an ideal purchase for a growing family looking to be part of this thriving community, with plenty of potential to remodel or extend the interiors subject to relevant permissions. The porch and reception hall open into a spacious dining room, with the spacious lounge and kitchen set to the rear. A cloakroom is also set to the ground floor, and there is a useful utility space in the garage. To the first floor, four well proportioned bedrooms are serviced by a modern family bathroom. Outside, the beautifully tended garden enjoys a sunny southerly aspect, there is parking for two vehicles to the front, and an electric roller shutter door opens into the single garage. The property is serviced by mains gas central heating (2024 boiler) and double glazed windows.

The property is set in the desirable village of Yoxall, a charming and popular village having an excellent range of amenities including a health centre, a Post Office/general store, a church and two pubs, as well as having a butchers, bakery, greengrocers and gift shop on the village outskirts. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor Secondary in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and the John Taylor Free School also lies within a short drive.

Yoxall is well placed for access to nearby towns and cities via the A38, A515 and A50, rail services from Lichfield provide regular and direct links to Birmingham and London and the International airports of Birmingham & East Midlands are both within an easy drive.

With rolling countryside on the property's doorstep, there are many rural walks accessible from the property, with leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA's St George's Park all being within a few minutes' drive.

- Extended Detached Family Home
- Spacious & Immaculately Presented
- South Facing Rear Garden
- Pleasant Open Views to Front
- Two Reception Rooms
- Kitchen, Cloakroom & Utility Space
- Four Good Sized Bedrooms
- Modern Family Bathroom
- Ample Parking & Single Garage
- 'Outstanding' School Catchment
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes/Rail Travel

A UPVC entrance door opens into the **Porch**, having tiled flooring, windows to the front and a door opening in turn into:

#### Reception Hall

Stairs rise to the first floor accommodation and

doors open into:

#### Dining Room 4.26 x 3.26m (approx. 14'0 x 10'8)

A well presented reception room having a window to the side, a fitted shelved cupboard and further storage beneath the stairs. There is a door into the kitchen and further double doors open into:

#### Lounge 4.52 x 3.64m (approx. 14'10 x 11'11)

A spacious reception room having French doors opening out to the rear garden and a recently installed gas fireplace

#### Kitchen 3.64 x 2.12m (approx. 11'11 x 6'11)

The kitchen comprises a range of wall and base units housing an inset sink with side drainer and spaces for a fridge and dishwasher, with integral appliances including an AEG oven and a gas hob with extractor above. There are windows to two sides, a door opens out to the side and the kitchen has tiled splash backs and flooring







**Cloakroom**

Having an obscured window to side and a suite having wash basin set to vanity unit and WC. There is fitted storage and a courtesy door opens into the garage

Stairs rise to the **First Floor Landing**, where there is access to the loft and a door opening to the **Airing Cupboard** which houses the 2024 Viessmann boiler. Further doors open into:

**Master Bedroom** 4.78 x 3.29m (approx. 15'8 x 10'10)

A generous double room having a window to front with open views and a range of fitted wardrobes

and high level storage

**Bedroom Two** 3.65 x 3.26m (approx. 12'0 x 10'8)

Another double room having a window to the rear, a double fitted wardrobe and a wash basin set to vanity unit

**Bedroom Three** 3.86 x 2.43m (approx. 12'8 x 8'0)

With a window to the front overlooking rural views

**Bedroom Four** 3.41 x 2.79m (approx. 11'2 x 9'2)

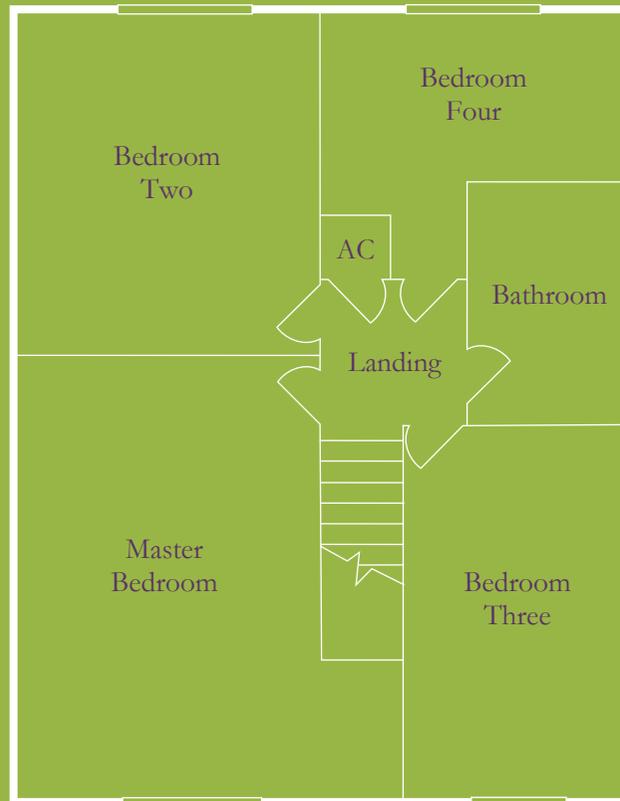
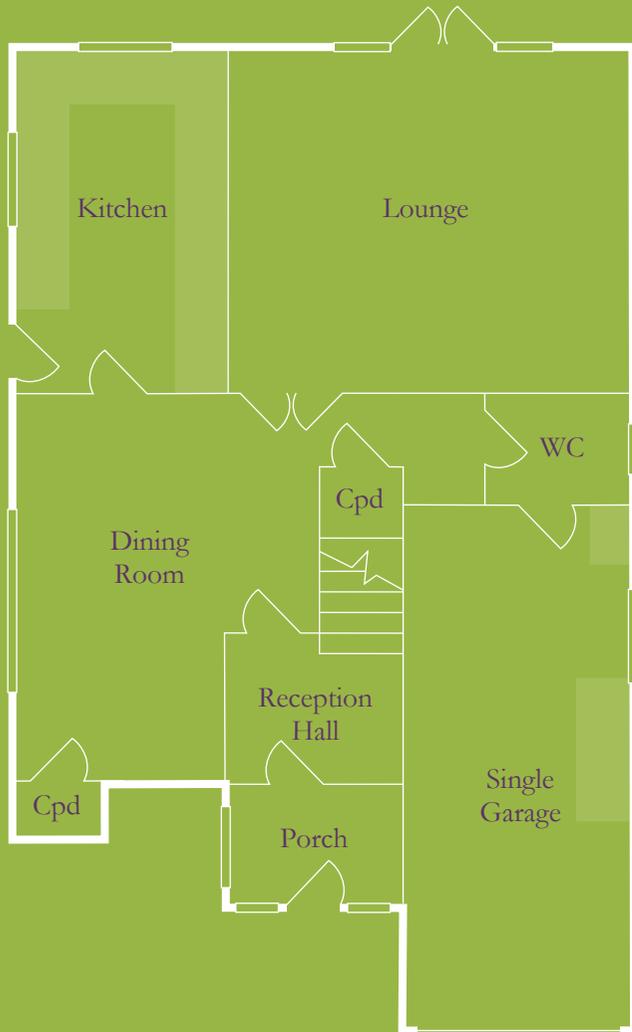
With a window to the rear overlooking the south facing garden

**Family Bathroom**

A modern suite comprises wash basin set to vanity unit, WC and bathtub with a shower unit over, with tiled walls and an obscured window to the side







### Outside

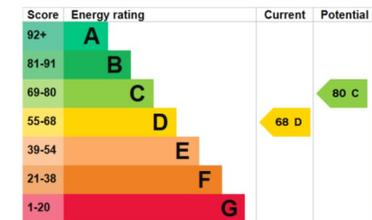
The property is superbly located on this desirable and peaceful cul de sac, enjoying open rural views to the front. There is a block paved driveway providing parking for two vehicles, and gated access opens into the rear garden

### Single Garage 5.83 x 2.42m (approx. 19'2 x 7'11)

Having an electric roller shutter entrance door, a window to the side and a useful **Utility Space** with fitted base units housing an inset sink and spaces for a washing machine and tumble dryer

### South Facing Garden

The rear garden extends to a superb size, being laid to a paved terrace leading onto shaped lawns edged with neatly stocked borders. There is an ornamental garden pond to one side, a shed and greenhouse included in the sale, and the property benefits from exterior lighting and a water point



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