



1 St Peters Way, Yoxall, DE13 8NY

 Parker
Hall

Set on a private road on entrance to this prestigious development in Yoxall is this executive detached family residence, benefitting from immaculately presented and contemporary interiors, five superb double bedrooms and a sunny west facing landscaped garden plot. Finished to an exceptional standard throughout, this fabulous former showhome was completed in 2016 and showcases extending living accommodation, quartz worksurfaces and integral appliances to the kitchen, modern bathrooms with Porcelanosa tiling and solid oak internal doors. The versatile and extensive living

accommodation is laid to reception hall, three spacious reception rooms, family dining kitchen, utility and cloakroom to the ground floor, with a galleried landing leads into five excellent double bedrooms serviced by two en suites and a family bathroom. The master suite also benefits from a beautifully appointed dressing room. Outside, the property benefits from a pleasant open outlook and is set to the end of a private block paved lane servicing just four executive homes. To the front there is ample parking, beautifully landscaped gardens are set to the rear and the property is serviced by mains gas central heating and double

glazed windows.

The charming and popular village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, newsagents/general store, St Peter's church and two pubs, all within a few minutes' walk from the property. On the borders of the village is the fabulous Woodmill Farm complex, having an award winning Butchers, a café, a bakery and a farmshop, with Hoar Cross also home to the Deer Park Farmshop and Hoar Cross Hall Day Spa & Gym. St Peters Primary

School is situated within the village which feeds into the highly regarded John Taylor High in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and the John Taylor Free School is also within a few minutes' drive. There are a number of private schools also in the area including Denstone College, Repton and Lichfield Cathedral. 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.



- Executive Detached Village Home
- Exceptional 'Showhome' Specification
- Envious Private Road Setting
- Three Generous Reception Rooms
- Contemporary Dining Kitchen, Utility & Cloakroom
- Five Double Bedrooms
- Master Walk in Wardrobe & En Suite Bathroom
- Guest En Suite & Family Bathroom
- Ample Off Road Parking
- West Facing Landscaped Garden
- Desirable Village Location
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes, Rail Travel & International Airports



Reception Hall

A spacious welcome to this executive home, having a contemporary oak and glass staircase rising to the first floor with storage beneath, tiled flooring and doors opening into:

Lounge 5.9 x 3.73m (approx. 19'4 x 12'2)

A spacious reception room having bay window to the front and an electric fireplace

Family Room 4.7 x 4.48m (approx. 15'4 x 14'8)

Originally the double garage, this versatile reception room has a door opening out to the side and offers ideal space as a playroom, second lounge or home office

Dining Room 4.33 x 3.73m (approx. 14'2 x 12'2)

A beautifully presented formal dining room having French doors opening out to the gardens

Family Dining Kitchen 7.2 x 3.65m (approx. 23'7 x 11'11)

A stunning open plan space extending across the rear of the property. The kitchen comprises a range of gloss wall and base units with quartz worksurfaces over, housing an inset sink with side drainer, mixer tap over and Quooker boiler water tap and a range of integral appliances including dishwasher, gas five ring hob with extractor above, twin electric ovens and wine fridge. There is space for American fridge freezer and a window to the rear aspect, and tiled flooring extends into the dining area where double doors lead out to the gardens

Utility 3.8 x 1.53m (approx. 12'4 x 5'0)

With units coordinating with those of the kitchen, the utility has an inset sink with side drainer and spaces for a washing machine and tumble dryer. A door opens out to the side and the utility has a fitted clothes hanging rail and tiled flooring

Cloakroom

Comprising wash basin set to vanity unit and WC, with half tiling to walls and tiled flooring





Stairs with a contemporary oak and glass balustrade rise to the first floor **Galleried Landing**, where there is a window to the front aspect, access to a partially boarded loftspace with power and lighting, and a door into a cupboard housing the pressurised water cylinder. Oak doors lead into:

Master Suite 4.78 x 4.2m (approx. 15'8 x 13'8)
A spacious principal suite having windows to the rear and private use of:

Dressing Room 2.18 x 1.5m (approx. 7'1 x 4'10)
With fitted wardrobes and shelving and a door opening into:

En Suite Bathroom 2.70 x 2.2m (approx. 8'10 x 7'2)
Comprising a modern suite having twin fitted wash basins, WC, double shower and double ended bathtub, with tiled flooring, tiled splash backs, an obscured window and a heated towel rail

Bedroom Two 3.72 x 3.42m (approx. 12'2 x 11'2)
A double bedroom having a range of fitted wardrobes and private use of:

En Suite 2.84 x 1.4m (approx. 9'4 x 4'6)
Fitted with wash basin, WC and large shower, with tiled flooring, half tiling to walls, an obscured window and a chrome heated towel rail

Bedroom Three 4.93 x 3.97m (approx. 16'1 x 13'0)
Having a range of fitted wardrobes and twin windows to the front aspect with a pleasant open outlook to the front

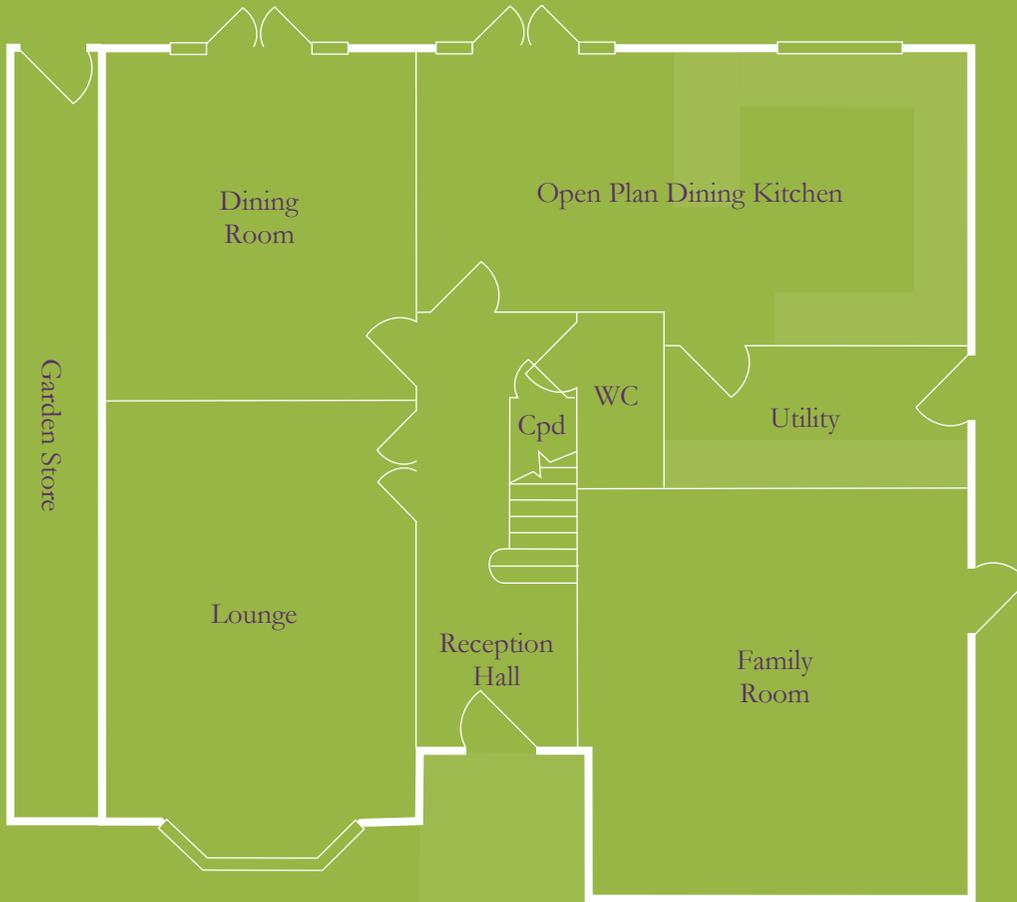
Bedroom Four 3.72 x 3.16m (approx. 12'2 x 10'4)
A double bedroom having window to the rear

Bedroom Five 3.0 x 2.24m (approx. 9'9 x 7'4)
Having window to the rear aspect

Family Bathroom 3.71 x 2.0m (approx. 12'2 x 6'6)
Fitted with a white suite having wash basin, WC, bathtub and separate double shower, with tiled flooring, half tiling to walls, a chrome heated towel rail and an obscured window to the side







Gardens

Driveway & Parking



Outside

The property is set at the end of a private drive servicing just three additional properties, enjoying a pleasant open and leafy outlook to the front. There is parking for a number of vehicles to a private block paved driveway, and there are well tended lawned gardens alongside a pathway leading to the front door. Gated access to the side leads into the rear garden

Landscaped Garden

Set to the rear aspect are beautifully tended gardens enjoying a sunny westerly aspect. A paved terrace leads onto artificial lawns edged with raised brick edged borders, and the garden is safely enclosed to all sides. There is exterior lighting, a water point and exterior sockets, and the other side of the property has a gated into a useful covered garden store offering ample exterior storage space



Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

General note: 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.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.