



22 Churchfields, Yoxall, DE13 8PU



Enjoying a peaceful setting in this desirable village, this beautifully refurbished detached bungalow offers contemporary open plan living, two double bedrooms plus a versatile garden room/home office/third bedroom, and a pleasant open outlook to the front. Having received a thorough renovation in recent years, this immaculate detached home presents a remodelled layout to create an open plan kitchen with living and dining rooms to the rear aspect, complemented by two well proportioned double bedrooms each with fitted wardrobes. The property received a mid 2021 refurbishment including a new central heating system and radiators, a complete rewire including sockets and digital TV points, re-plastering throughout, as well as the detached garage having been converted to create a versatile living room, workspace or third bedroom, with more recent upgrades including a solid, insulated roof to the dining room, a wood burning stove to the hallway and double gates to the driveway. To the front, the re-laid tarmac driveway provides parking for two/three vehicles, a secluded

landscaped garden, and part of the garage has been retained to provide a useful outside storage space.

The charming and sought after Staffordshire village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, Post Office/general store, St Peter's church and two pubs, all within a few minutes' walk from the property. On the rural borders of Yoxall are an award winning butchers, a cafe and a bakery, with Hoar Cross Hall Day Spa and the Deer Park Farmshop and Café both being within a few minutes' drive. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. 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.

- Attractive Detached Bungalow
- Renovated & Upgraded Interiors
- 2021 Windows, Wiring & Plumbing
- Desirable Village Location
- Stunning Open Plan Kitchen with Living & Dining Rooms
- Two Double Bedrooms with Fitted Wardrobes
- Jack & Jill Shower Room
- Landscaped Rear Garden
- Garden Room/Office/Third Bedroom
- Private Driveway & Garage Store
- Open 'Village Green' Aspect to Front
- Well Placed for Amenities & Public Transport Links
- 'Outstanding' School Catchment

Double gates open to the side of the property, where a courtyard leads to the garage. There is exterior lighting and a step rises to the composite front door into the **Reception Hall**. A spacious welcome to this immaculate home, the hallway

has LVT flooring, a designer radiator and part glazed double doors opening into:

#### **Open Plan Living & Dining Kitchen** 6.6 x 3.96m (approx. 21'7 x 13'0)

A stunning open plan style space comprising a comprehensively fitted kitchen living room. The **Kitchen** comprises a range of gloss wall and base units with soft close drawers, under cabinet lighting and Quartz work surfaces, housing an inset sink and a full range of integrated appliances including dishwasher, fridge, freezer, washing machine, oven and induction hob with extractor above. There are recessed spotlights and a designer radiator shared with the **Sitting Room**, which features a wood burning stove set to tiled hearth. A window overlooks the rear garden and an opening from the kitchen leads into:

#### **Dining Room** 2.84 x 2.8m (approx. 9'4 x 9'2)

This room has received a solid insulated roof with a skylight, providing a formal dining space with double doors out to the rear garden











A door from the hallway open to an **Airing Cupboard** housing the Baxi wall mounted boiler, with further doors opening into:

**Master Bedroom** 4.57 x 3.86m (approx. 14'11 x 12'8)

A spacious double room having a window to the front and mirror fronted fitted wardrobes. A door opens into:



**Jack & Jill Shower Room** 2.07 x 1.96m (approx. 6'9 x 6'5)

A modern suite comprises wash basin set to vanity unit, WC and shower cubicle with rainfall shower head, with a heated towel rail, an obscured window to the side and tiled splash backs

**Bedroom Two** 3.84 x 2.62m (approx. 12'7 x 8'7)

Another double room having window to the front,

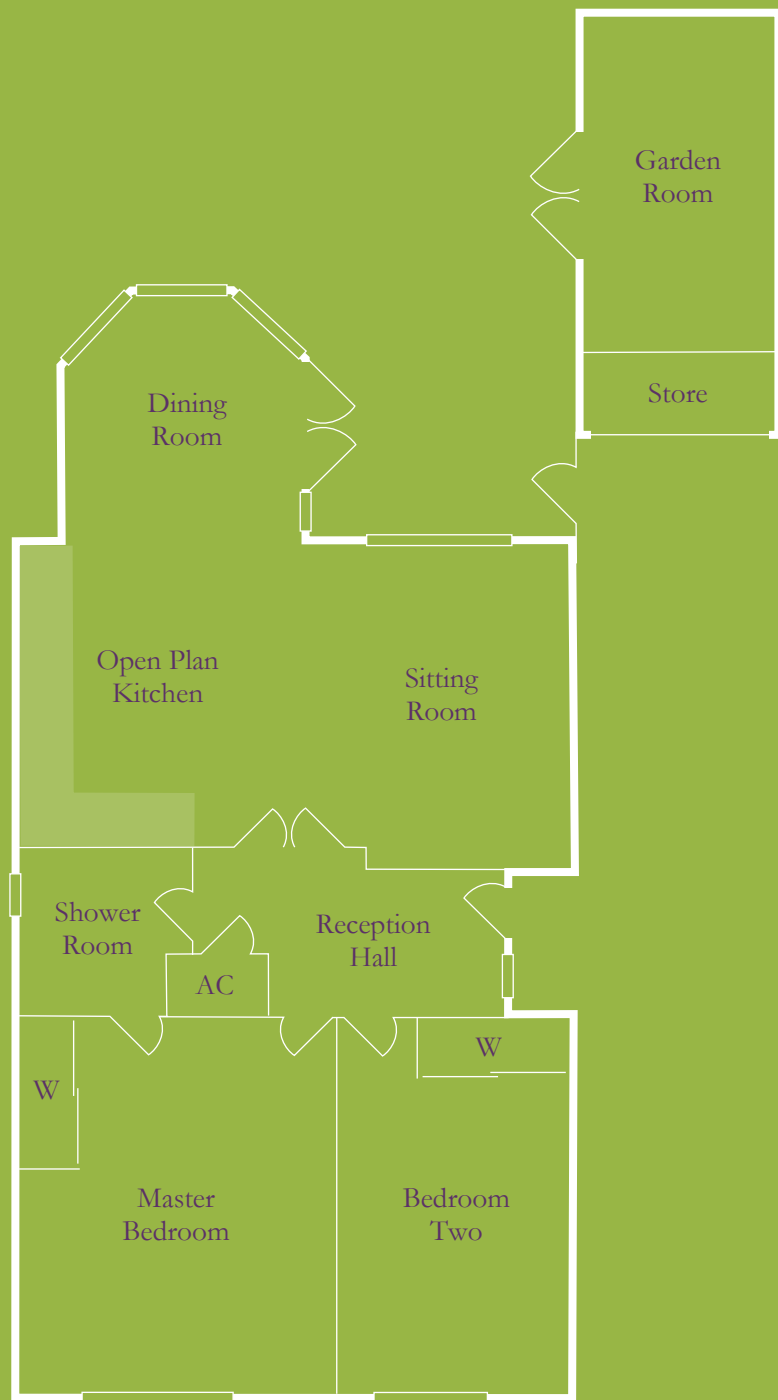


mirror fronted fitted wardrobes

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		











### Outside

The property is set back from the lane beyond a tarmac driveway providing parking for two vehicles. There is a landscaped foregarden with railway sleepers and lawns bordered by neatly stocked flower beds, and the driveway extends to the side aspect where double gates open to a courtyard style area having a water point and exterior lighting. An up and over door opens to the **Garage Store**, and there is gated access into the rear garden

### Landscaped Garden

Enjoying a good degree of privacy, the rear garden is laid to a paved terrace, lawns, areas of decking and railway sleeper edged borders. there is exterior lighting and double doors open into:

### Garden Room 3.29 x 2.28m (approx. 10'9 x 7'5)

A versatile space being ideal as a home office, entertaining space or occasional bedroom, having power, lighting and a fitted electric heater



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