



Fairview, Yew Tree Gardens, Bond End, Yoxall, DE13 8NH



An immaculately presented detached family home set in the sought after village of Yoxall benefitting from recently refurbished interiors, contemporary open plan accommodation and five double bedrooms. Having been recently upgraded substantially by the current vendors, Fairview has received modernisations to including a complete rewire, new plumbing, a new boiler, new windows and a full internal refit including a high specification kitchen. The beautifully presented interiors comprise briefly bespoke oak framed entrance porch, reception hall, spacious lounge, study, impressive open plan living & dining kitchen, utility and cloakroom to the ground floor, with four excellent double

bedrooms off the first floor landing. Each bedroom benefits from fitted wardrobes and are serviced by master and guest en suites and a family bathroom. Outside, a conversion of part of the double garage has created a superb fifth en suite bedroom ideal as a studio, guest suite or Air B&B style holiday let. Well tended gardens extend to the front and rear aspects and the property benefits from parking for a number of vehicles and an open outlook to the front.

The rural village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, newsagent/general store, St Peter's church and two pubs, all within

walking distance from the property. St Peter's Primary School is situated within the village which feeds into the highly regarded John Taylor High School in Barton under Needwood and there are a number of private schools also in the area including Foremarke Preparatory, Denstone College and Repton School. 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 (in 80 minutes) and the International airports of Birmingham & East Midlands are both within an easy driving distance.

- Attractive Detached Family Home
- Remodelled & Fully Refurbished to include New Windows, Wiring, Plumbing, New Boiler & Internal Refit
- High Specification Throughout
- Stunning Open Plan Kitchen with Dining & Living Space
- Spacious Lounge & Study
- Bespoke Oak Framed Porch
- Utility & Cloakroom
- Four Double Bedrooms
- Two En Suites & Bathroom
- Fifth En Suite Bedroom ideal as Annexe, Studio or Holiday let
- Front & Rear Gardens & Ample Parking
- John Taylor School Catchment



From the driveway, the front door opens into the feature **Oak Framed Porch** 4.52 x 2.66m (approx 14'10 x 8'8) - max which in turn leads into:

#### **Reception Hall**

A spacious welcome to this contemporary family home, having staircase rising to the first floor with storage beneath and doors into the **Lounge** and **Study**. Tiled flooring extends into:

#### **Open Plan Living & Dining Kitchen**

A most impressive space extending the width of the property and being laid to a family room, dining space and comprehensively fitted kitchen

#### **Breakfast Kitchen** 3.96 x 3.74m (approx 12'11 x 12'3)

The kitchen is finished to a superb specification, comprising a range of cream wall and base units with Corian worktops over, housing an inset moulded Corian double sink and integral appliances including Miele dishwasher, full height larder fridge, Neff oven, Neff microwave and Neff warming drawer. A central island provides further workspace, storage and a breakfast bar as well as an integral Neff induction hob with recessed extractor fan above. The kitchen has a door to the **Utility** and opens into:

#### **Living & Dining Room** 5.81 x 4.1, 3.63m (approx 19'0 x 13,5, 11'10)

Bifold doors open out to the rear gardens and there is ample space for both a living area and formal dining space

**Lounge** 5.67 x 4.25m (approx 18'7 x 13'11)  
Another generous living space having bay window to the front aspect and a wood burning stove with fitted shelving to either side

**Study** 3.33 x 1.58m (approx 10'11 x 5'2)  
An ideal playroom or home office

**Utility** 3.05 x 1.64m (approx 10'0 x 5'4)  
Fitted with base units and Corian worktops coordinating with those of the kitchen, housing an inset moulded Corian sink and spaces for a washing machine, tumble dryer and freezer. Having window to the rear and a door into:

**Cloakroom**  
Fitted with wash basin and low level WC. The Vaillant boiler is housed in here





Stairs with a window at the half landing rise to the first floor accommodation. The **Landing** has loft access and doors opening into:

**Master Bedroom** 4.14 x 3.8m (approx 13'7 x 12'6)

A stunning principal bedroom having window to the front with rural views and a range of fitted wardrobes. Doors open to the **Airing Cupboard** and:

**En Suite** 2.34 x 1.37m (approx 7'8 x 4'6)

Comprising a modern suite fitted with vanity wash basin, low level WC and double walk in shower, with tiled walls, tiled flooring and a chrome heated towel rail

**Bedroom Two** 3.46 x 3.27m (approx 11'8 x 10'8)

With a window to the rear aspect and fitted wardrobes, this second bedroom suite benefits from private use of:

**En Suite** 2.37 x 1.38m (approx 7'9 x 4'6)

Comprising vanity wash basin, low level WC and double walk in shower, with tiled walls, tiled flooring an obscured window to the side and a chrome heated towel rail

**Bedroom Three** 3.86 x 2.94m (approx 12'8 x 9'7)

With a window to the rear and a large walk in wardrobe

**Bedroom Four** 3.48 x 2.18m (approx 11'4 x 7'1)

Having window to the front, fitted wardrobes and fitted shelving

**Bathroom** 2.75 x 2.41m (approx 9'0 x 7'11)

Another modern bathroom suite comprising vanity wash basin, low level WC, walk in shower and double ended bathtub with tiled walls, tiled flooring, a chrome heated towel rail and an obscured window to the rear

Situated to the rear of the garage is a self contained bedroom suite, ideal as guests' accommodation, an annexe or for Air B&B income:

**Bedroom Five** 4.67 x 2.43m (approx 15'3 x 7'11)

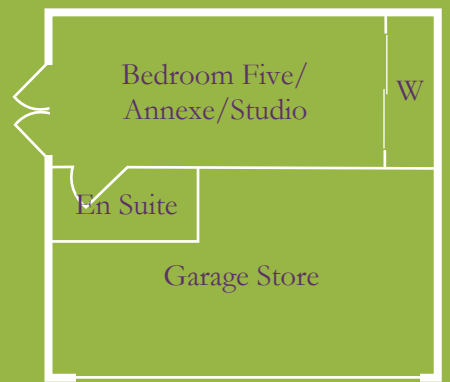
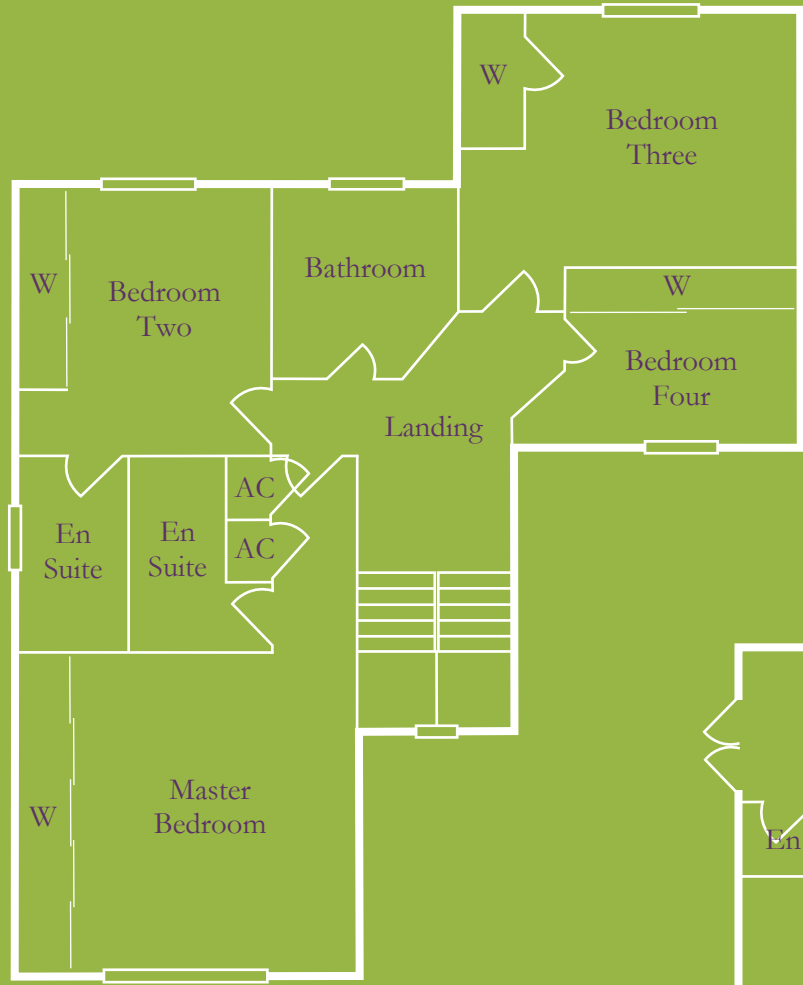
Large enough to house a sitting area as well as a bedroom, having fitted wardrobes and double doors to the gardens. Door into:

**En Suite** 2.01 x 1.2m (approx 6'7 x 3'11)

Fitted with vanity wash basin, low level WC and double shower, with tiled splash backs and a chrome heated towel rail







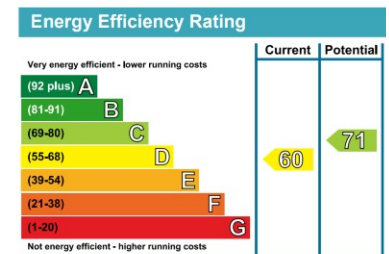


### Outside

Fairview is set back from Bond End beyond a generous frontage laid to lawned gardens and a block paved driveway (servicing one other property). There is parking for a number of vehicles to the front of the property as well as to the fore of the garage, part of which is used as storage

### Gardens

The rear garden enjoys much privacy and is laid to a paved terrace, artificial lawns and raised walled borders. The garden is fully enclosed to all sides and benefits from exterior lighting and a water point. A gate opens out onto the driveway



**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 that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**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.