



5 St Peters Way, Yoxall, DE13 8NY

 Parker
Hall

Set on a private road on the front of the prestigious St Peters Walk development in Yoxall is this executive detached family home, benefitting from upgraded contemporary fittings, beautifully presented interiors and five superb double bedrooms. Retaining a further 7 years of the NHBC warranty and offered with no upward chain, the specification has been upgraded by the current vendors to include Porcelanosa tiled flooring, an upgraded kitchen and appliances and oak internal doors throughout. The spacious and versatile accommodation is laid to reception hall, two reception rooms, open plan dining kitchen, utility and cloakroom to

the ground floor, with five double bedrooms off the first floor galleried landing, serviced by two en suites and a family bathroom. The master suite also benefits from a dressing room fitted with a bespoke range of mirror fronted wardrobes. Outside, the property is set to a private block paved lane servicing just four properties, there is parking to the front as well as an electric door opening to the double garage and well tended gardens are set to the rear.

The popular village of Yoxall offers an excellent range of amenities including a health centre, post office, a newsagents/general store, St Peter's church and two pubs,

and two pubs, all within a few minutes' walk from the property. St Peters Primary School is situated within the village which feeds into the Ofsted 'Outstanding' rated John Taylor High School in Barton under Needwood and there are a number of private schools also in the area including Foremarke Preparatory, Lichfield Cathedral School, 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 and East Midlands are both within an easy drive.

- Executive Detached Family Home
- No Upward Chain
- Contemporary Fittings & Upgraded Specification
- Desirable Position on Private Lane
- Two Spacious Reception Rooms
- Open Plan Dining Kitchen
- Utility & Cloakroom
- Five Double Bedrooms
- Two En Suites & Family Bathroom
- Front & Rear Gardens
- Double Garage & Parking
- 7 Years NHBC Warranty
- John Taylor School Catchment
- Well Placed for Commuter Routes, Rail Travel & Amenities



Reception Hall 5.67 x 2.15m (approx 18'7 x 7'0)

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

Lounge 6.21 x 3.84m (approx 20'4 x 12'7)

A generous reception room having bay window to the front and a fireplace with carved stone surround and mantelpiece

Dining Room 4.43 x 3.83m (approx 14'6 x 12'6)

Ideal as a formal dining room, having double doors out to the rear gardens

Open Plan Dining Kitchen 7.26 x 3.68m (approx 23'9 x 12'0)

This superb family space has been upgraded with quality units, Quartz worktops and executive appliances. The **Kitchen** is fitted with a range of contrasting wall and base units with Quartz worktops over housing inset sink with side drainer and a range of integral appliances including fridge, freezer, dishwasher, Bosch double ovens and gas hob with extractor hood above. The worktops extend to one side to create a breakfast bar and Porcelanosa tiled flooring extends into the **Dining Area** where double doors open out to the rear garden

Utility 3.88 x 1.66m (approx 12'8 x 5'5)

Fitted with base units having Quartz worktops over coordinating with those of the kitchen, housing an inset sink with side drainer and spaces for a washing machine and tumble dryer. A door opens out to the side and the wall mounted boiler is housed behind a fitted cupboard

Cloakroom

Comprising wash basin set to vanity unit and low level WC, with Porcelanosa tiled flooring and splash backs





Stairs rise to the **Galleried Landing**, having a window to the front, loft access and doors off to the **Airing Cupboard** housing the water tank and into:

Master Suite 4.87 x 4.31m (approx 15'11 x 14'1)
A generous principal bedroom having windows to the rear and private use of:

Dressing Room 2.35 x 1.64m (approx 7'8 x 5'4) – to wardrobe front
This room has been upgraded with a range of mirror fronted fitted wardrobes. A door opens into:

En Suite Bathroom 2.72 x 2.3m (approx 8'11 x 7'8)
Comprising a modern suite having twin wash basins, low level WC, double ended bathtub and a double shower cubicle with rainforest shower head, with tiled flooring and splash backs, a chrome heated towel rail and a window to the side

Bedroom Two 3.83 x 3.52m (approx 12'6 x 11'6)
Having a window to the front with a pleasant open outlook and private use of:

En Suite 2.97 x 1.52m (approx 9'8 x 4'11)
Comprising pedestal wash basin, low level WC and double shower cubicle, with tiled flooring, tiled splash backs, a chrome heated towel rail and a window to the side

Bedroom Three 5.01 x 4.14m (approx 16'5 x 13'6)
With windows to the front enjoying open views

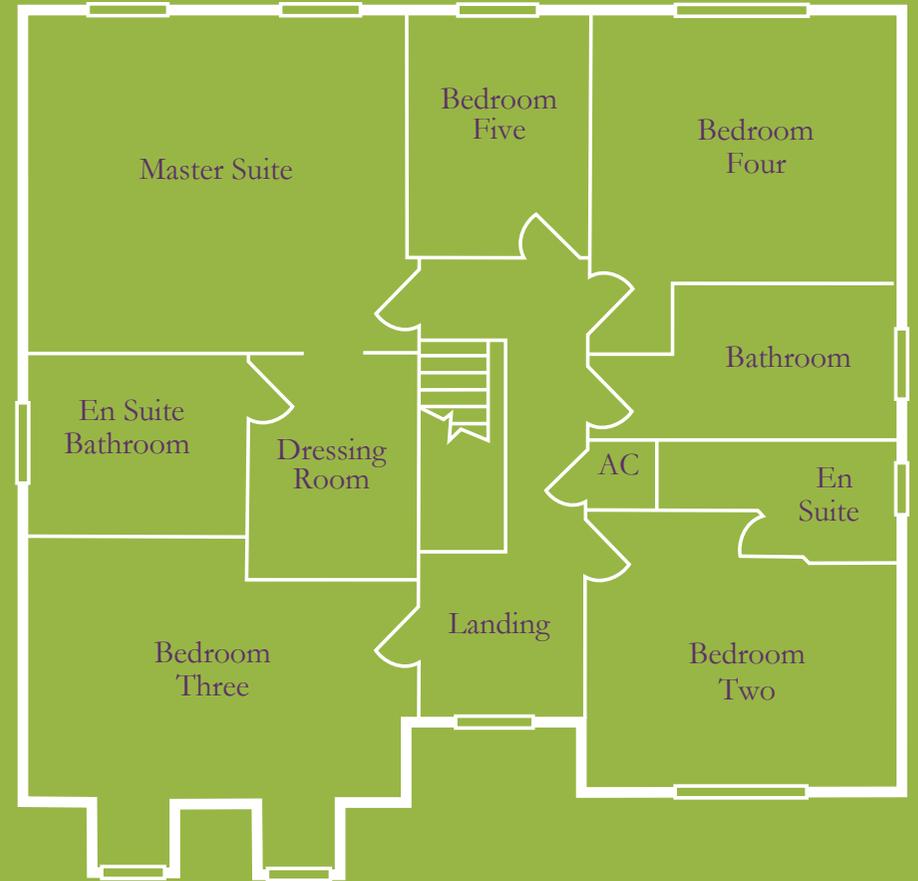
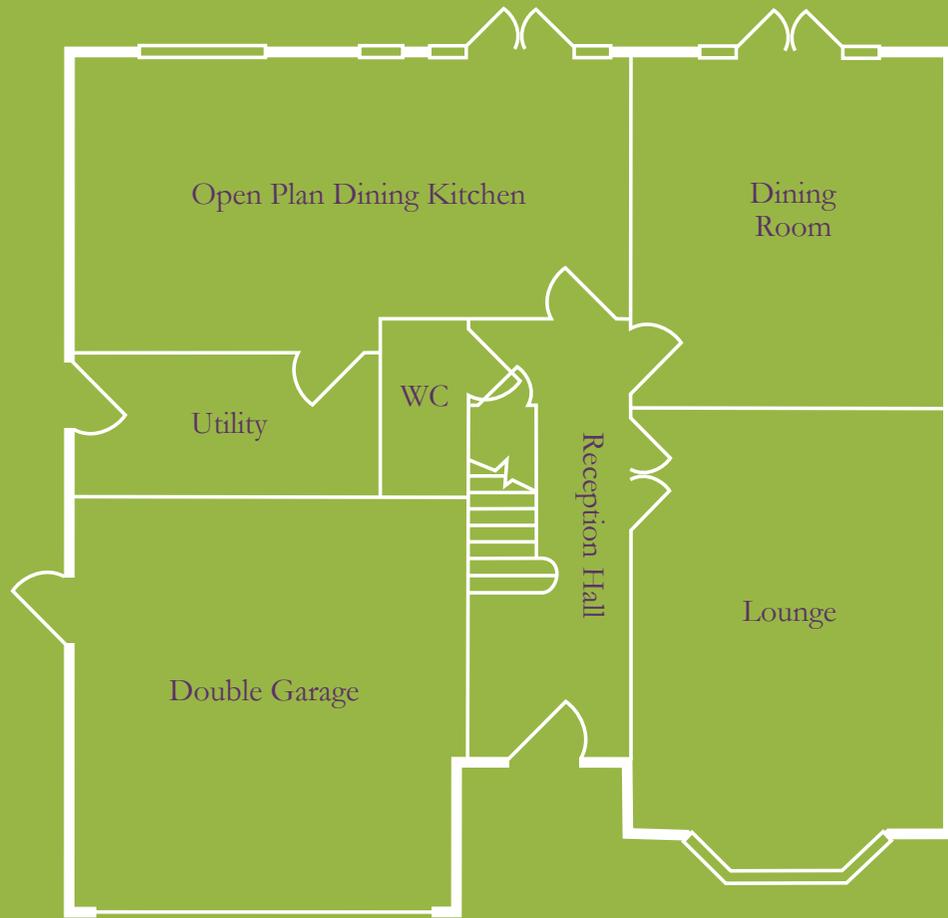
Bedroom Four 3.84 x 3.39m (approx 12'7 x 11'2)
Having a window to the rear overlooking the gardens

Bedroom Five 3.06 x 2.36m (approx 10'1 x 7'8)
A fifth double bedroom currently used as a study and bedroom, having window to the rear

Bathroom 3.83 x 2.1m (approx 12'6 x 6'10)
Comprising pedestal wash basin, low level WC, double ended bathtub and separate shower, having tiled flooring, tiled splash backs, chrome heated towel rail and a window to the side









Outside

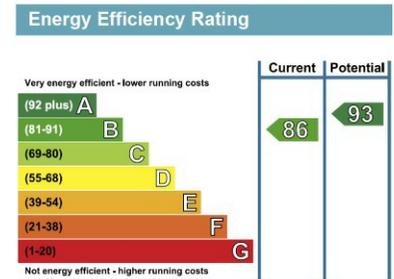
The property is set off St Peters Walk along a private block paved lane servicing a handful of executive homes having attractively landscaped gardens. A private drive offers parking to the front and a pedestrian gate gives access onto Sudbury Road leading to the centre of the village

Double Garage 5.08 x 4.8m (approx 16'8 x 15'9)

Having electric up and over entrance door, power and lighting

Gardens

The rear gardens is safely enclosed and is laid to a paved patio and neatly maintained lawns. There is exterior lighting, a water point and a gate leading to the front of the property



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.