



29 Alexandra Drive, Yoxall, DE13 8PL



Set on the prestigious cul de sac of Alexandra Drive is this beautifully presented detached family home, benefitting from upgraded interiors, four bedrooms and generous corner plot gardens. Showcasing versatile and spacious family accommodation, this immaculate family home has received recent upgrades to the kitchen, new windows to the front aspect and a traditional wood burner effect fire to the second reception room. To the ground floor the interiors comprise central reception hall two sitting rooms, a conservatory, study, dining kitchen, utility and cloakroom, with four bedrooms to the first floor serviced by a family bathroom. The

master and second bedrooms also benefit from a private en suite and fitted wardrobes. Outside, the property is set towards the end of the cul de sac in a peaceful position with parking and a double garage to the front aspect. To the rear, corner plot gardens extend to a generous size and enjoy complete privacy and plenty of sunlight. The property is serviced by mains gas central heating and full double glazing.

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 and feeds into the highly regarded John Taylor High School in Barton under Needwood, both of which maintain an excellent reputation. 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.

- Modern Detached Family Home
- Secluded Cul de Sac Position
- Immaculately Presented Interiors
- Two Reception Rooms & Conservatory
- Dining Kitchen & Utility
- Reception Hall, Study & Cloakroom
- Four Bedrooms
- Two En Suites & Bathroom
- Ample Parking & Double Garage
- Beautifully Tended Corner Plot Gardens
- 'Outstanding' School Catchment including John Taylor High
- Mains Gas Central Heating, Double
- Glazed & New Windows to Front Aspect



Reception Hall

A gable porch opens to this spacious central hallway, having staircase rising to the first floor and doors opening into:

Lounge 4.75 x 3.78m (approx 15'7 x 12'5)

A spacious reception room having a gas fireplace set to traditional marble inlay and hearth and sliding doors opening into

Conservatory 4.57 x 2.69m (approx 15'0 x 8'10) – max

Another beautifully presented living space having windows overlooking the gardens, double doors out to the rear and oak finish laminate flooring

Family Room 4.52 x 2.82m (approx 14'10 x 9'3)

An ideal formal dining space or playroom, having window to the front and a wood burner effect gas fired stove

Study 2.97 x 1.85m (approx 9'9 x 6'1)

With a window to the front aspect

Dining Kitchen 4.37 x 3.78m (approx 14'4 x 12'5)

Having been upgraded with new door fronts and worktops, the kitchen comprise a range of wall and base units with quartz work surfaces over, housing an inset Belfast sink, recess housing a range cooker and integral appliances including dishwasher, fridge and freezer. The kitchen has tiled flooring, double doors out to the gardens and a door into:

Utility 1.88 x 1.47m (approx 6'2 x 4'10)

Fitted with wall and base units housing spaces for washing machine and tumble dryer. The utility has tiled flooring and a door out to the side aspect

Cloakroom

Fitted with pedestal wash basin and WC with tiled flooring and tiled splash backs





Stairs rise from the **Reception Hall** to the **First Floor Landing**, where there is access to the loft and doors off into the **Airing Cupboard** and:

Master Bedroom 3.86 x 3.05m (approx 12'8 x 10'0)
A generous principal bedroom having a fitted double wardrobe, a window to the rear and a door into:

En Suite 1.68 x 1.57m (approx 5'6 x 5'2)
Comprising a modern suite having pedestal wash basin, WC and corner shower, with a chrome heated towel rail, tiled flooring, tiled splash backs and an obscured window

Bedroom Two 3.99 x 2.9m (approx 13'1 x 9'6) – max
Another spacious bedroom having a double fitted wardrobe, a window to the front and a door into:

En Suite 1.75 x 1.63m (approx 5'9 x 5'4)
Fitted with pedestal wash basin, WC and shower, with tiled splash backs, tiled flooring, a chrome heated towel rail and an obscured window

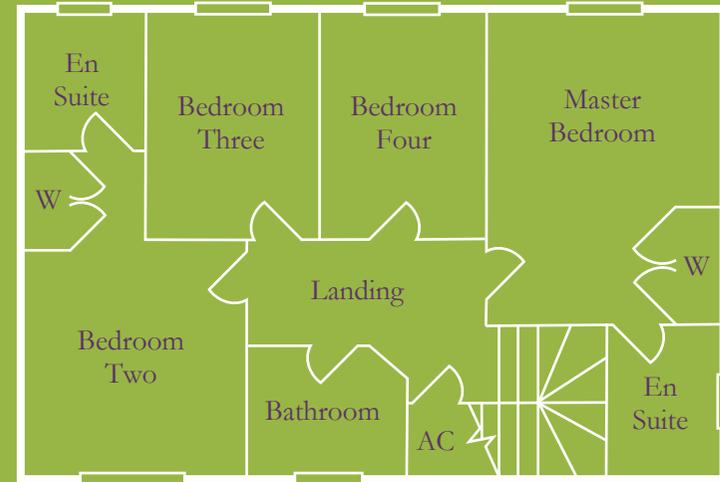
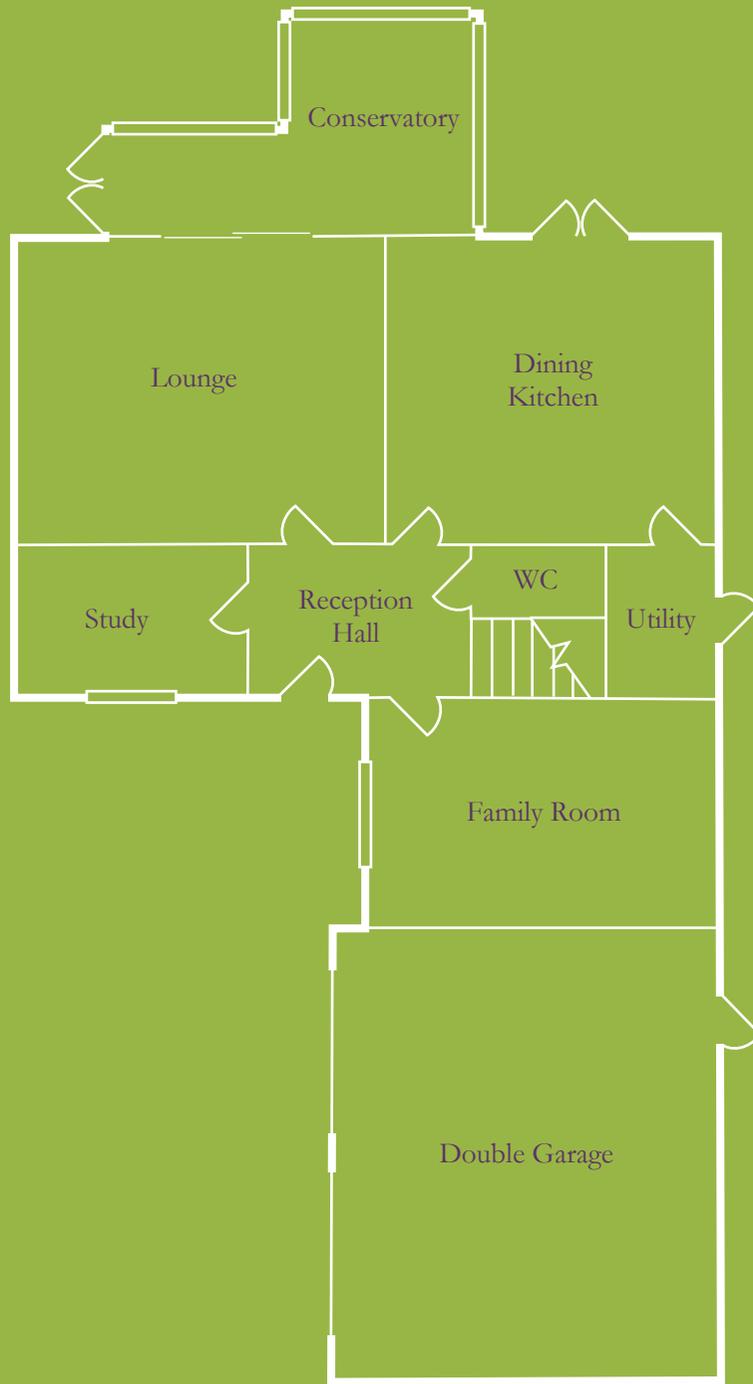
Bedroom Three 2.84 x 2.24m (approx 9'4 x 7'4)
With a window to the rear aspect

Bedroom Four 2.84 x 2.13m (approx 9'4 x 7'0)
Having a window to the rear

Bathroom 2.03 x 1.65m (approx 6'8 x 5'5)
Fitted with a modern suite having pedestal wash basin, WC and bathtub with shower unit over, having tiled flooring, an obscured window, heated towel rail and tiled walls









Outside

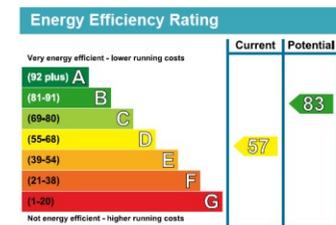
Set towards the end of the cul de sac, the property benefits from parking for a number of vehicles to the front aspect as well as well tended gardens. The drive gives access into:

Double Garage 5.54 x 4.93m (approx 18'2 x 16'2)

With power and light, powered up and over doors, double glazed door to the rear

Gardens

Beautifully tended landscaped gardens are laid to the rear, extending to a generous size and enjoying an excellent degree of privacy. A terrace outside the kitchen has steps rising to lawns edged with mature hedges, shrubs and trees, and a raised deck provides a large outdoor seating area. Gated access opens to the front aspect and there is exterior lighting and a water point



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.