



5 Alexandra Drive, Yoxall, DE13 8PL

 Parker
Hall

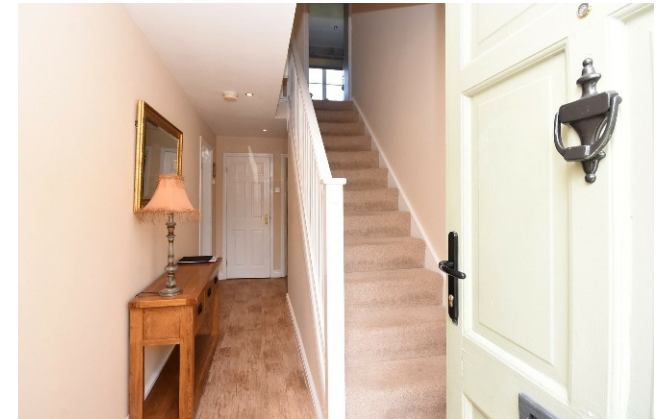
Set on the desirable Alexandra Drive is this executive detached village home, benefitting from extended and modernised family interiors, five bedrooms (four doubles) and a desirable school catchment area including John Taylor High. Offering versatile and beautifully presented accommodation set over three floors, this traditionally styled double fronted home lies on a private lane servicing four additional homes and benefits from an extended and refitted kitchen, refitted bathrooms and loft conversion to create a master suite. The interiors comprise briefly central reception hall, lounge, conservatory, dining room, breakfast kitchen, utility room

and cloakroom to the ground floor, with three double bedrooms (two with en suite), a fourth bedroom/study and family bathroom to the first floor. The second floor is laid to a master bedroom with en suite bathroom and enjoys rural views to both the front and rear aspects. Outside, there is parking as well as a double garage to the front and secluded gardens are laid to the rear.

The popular 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 a few minutes' walk

from the property. St Peters Primary School is situated within the village and feeds into the Ofsted rated 'Outstanding' John Taylor High in nearby Barton under Needwood. Yoxall is well placed for access to nearby towns and commercial centres via the A38, A515, A50 and M6 Toll, 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 drive.

- Attractive Detached Family Home
- Well Presented & Recently Upgraded Interiors
- Extended Breakfast Kitchen
- Two Reception Rooms & Conservatory
- Reception Hall, Utility & Cloakroom
- Four Double Bedrooms
- Fifth Bedroom/Study
- Three Refitted En Suites & Bathroom
- Secluded Rear Gardens
- Double Garage & Parking
- Private Cul de Sac Position
- Desirable Village Location
- John Taylor School Catchment



Reception Hall

A spacious reception to this family home, having Karndean flooring staircase rising to the first floor, under stairs storage and doors opening into:

Dining Room 3.86 x 2.92m (approx. 12'8 x 9'7)

A well presented reception room having a window to the front aspect

Lounge 5.96 x 3.45m (approx. 19'6 x 11'4)

This good sized reception room has a window to the front, a gas fireplace with marble inlay and sliding doors into:

Conservatory 3.86 x 3.81m (approx. 12'7 x 12'5)

With tiled flooring, under floor heating, windows to three sides and double doors out to the gardens

Breakfast Kitchen 5.88 x 4.15m (approx. 19'3 x 13'7)

Having been extended and refitted to a high standard in 2015, this spacious family kitchen comprises a range of cream wall and based units with granite worktops over, housing an inset Belfast sink, recess housing space for a range cooker and integral appliances including larder fridge, dishwasher and microwave. A central granite topped island unit provides further workspace and storage as well as a breakfast bar and the kitchen has a window to the rear, a door out to the gardens and travertine tiled flooring throughout. A door opens into:

Utility 3.72 x 1.63m (approx. 12'2 x 5'4)

Fitted with wall and base units housing an inset sink with side drainer and spaces for appliances including fridge/freezer, washing machine and tumble dryer, with travertine tiled flooring, a window to the front and a door out to the side

Cloakroom

Fitted with pedestal wash basin and WC, with an obscured window to the rear and Karndean flooring



Stairs rise to the **First Floor Landing** where doors opens into:

Bedroom Two 3.5 x 3.0m (approx. 11'5 x 9'10)
A good sized double room having a window to the front, two fitted wardrobes and a door into:

En Suite 1.66 x 1.63m (approx 5'5 x 5'4)
Refitted with a modern suite having pedestal wash basin, WC and shower, with tiled flooring, tiled splashbacks and an obscured window to the rear

Bedroom Three 3.53 x 2.56m (approx 11'7 x 8'4)
Another double room having window to the front, a fitted double wardrobe and door into:

En Suite 3.58 x 2.56m (approx. 11'7 x 8'4) – max
Having fitted wash basin, WC and shower, with tiled flooring and splash backs

Bedroom Four 2.63 x 2.54m (approx. 8'7 x 8'4)
A fourth double room having window to the rear and a fitted wardrobe

Bedroom Five/Study 2.36 x 2.2m (approx. 7'8 x 7'2)
An ideal home office or single bedroom, having window to the rear

Bathroom 2.35 x 1.94m (approx. 7'8 x 6'4)
A refitted suite comprises pedestal wash basin, WC and bathtub with spa jets and shower over, with a heated towel rail, tiled flooring, tiled splash backs and an obscured window to the rear

Stairs rise from the Landing to the **Second Floor** accommodation, where the landing has a skylight, a fitted wardrobe and doors to the **Airing Cupboard** and:

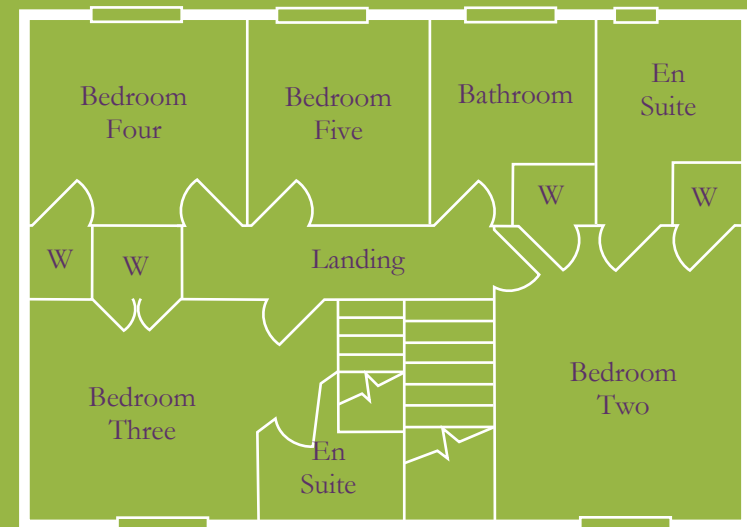
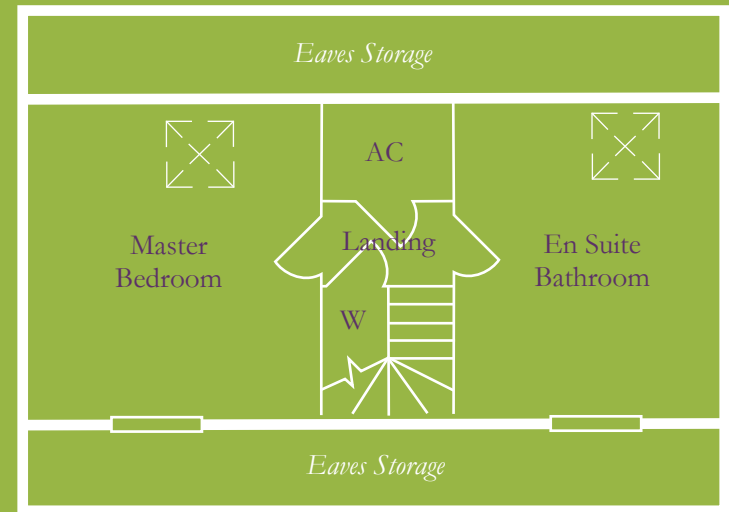
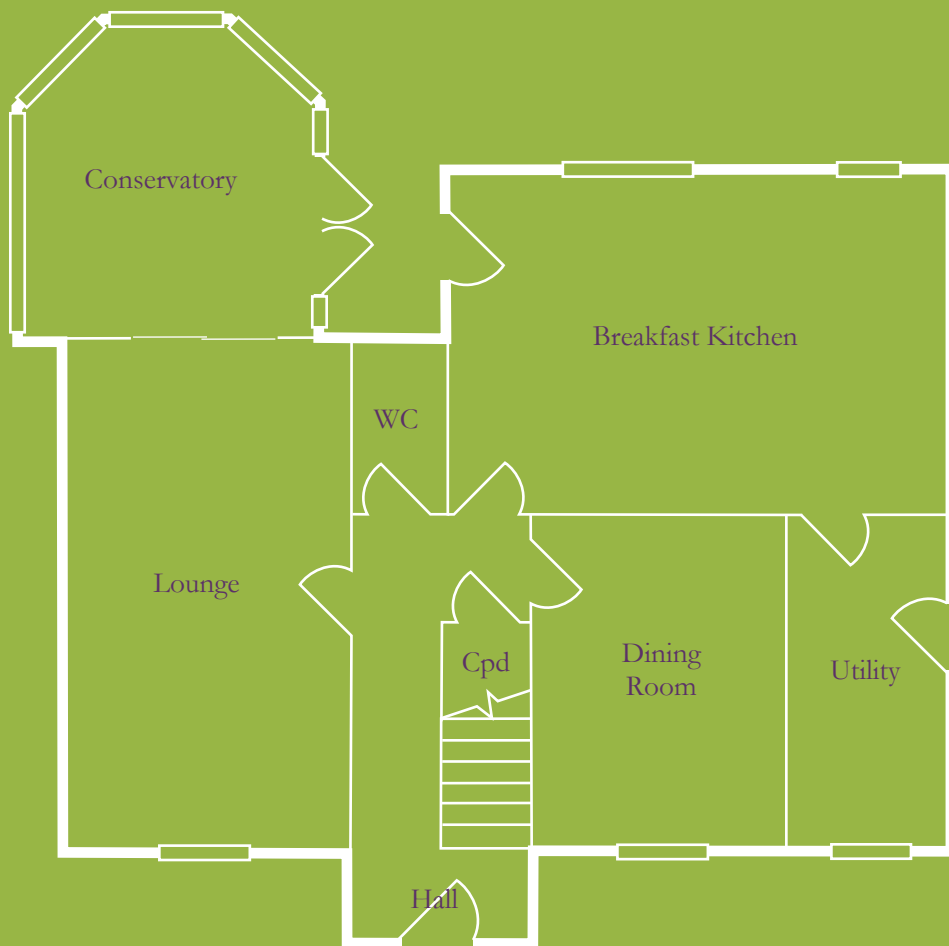
Master Bedroom 3.58 x 3.48m (approx. 11'9 x 11'5)
With a window to the front, skylight to the rear and fitted bedroom furniture. There are pleasant rural views to both aspects

En Suite 3.54 x 2.95m (approx. 11'7 x 9'8)
Comprising pedestal wash basin, WC, bathtub and walk in shower, with tiled flooring, tiled splash backs, a window to the front and a skylight to the rear









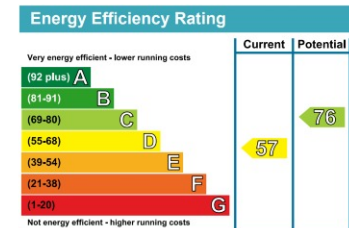


Outside

The property lies at the end of a private lane off Alexandra Drive servicing just four additional properties. To the front aspect is a private driveway with parking for a number of vehicles and gated access leads into the rear garden. There is access into the Detached Double Garage via manual up and over entrance doors

Rear Garden

Enjoying much privacy, the garden is laid to a paved terrace, shaped lawns and mature borders. There is exterior lighting and a water point and the walled terrace extends to the side of the property where there is another seating area and access into the **Double Garage** and **Utility**



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.